

APPENDIX E

Strategic Bushfire Study



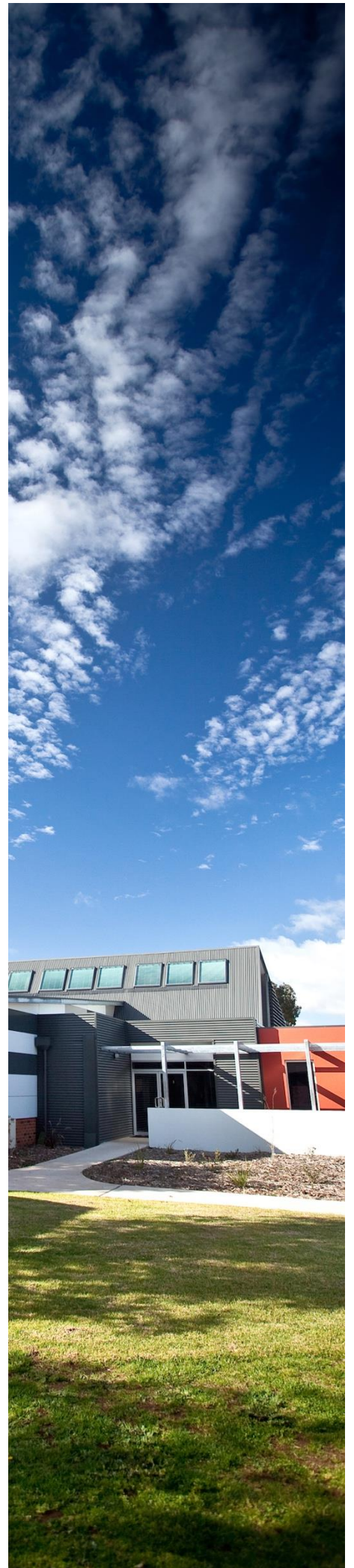
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## Strategic Bush Fire Study

Planning Proposal  
Industrial Subdivision  
397 Craigie Lea Lane,  
Narromine, NSW 2821

(Our Reference: 40038-BR01\_C)  
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<b>Report Title:</b>	Strategic Bush Fire Study
<b>Project Name:</b>	Planning Proposal - Industrial Subdivision at 397 Craigie Lea Lane, Narromine
<b>Client:</b>	Narromine Shire Council
<b>Project No.</b>	40038
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# 1 INTRODUCTION

## 1.1 Background

This Strategic Bush Fire Study (SBFS) has been prepared to accompany a Planning Proposal for a proposed Craigie Lea Lane Industrial Subdivision of Lot 232 and Lot 233 DP 755131, known as 397 Craigie Lea Lane, Narromine. The subject site is part of a larger holding which also includes Lot 1 DP 1198931, and Lot 16 & 17 DP 755131, Lot 4118 DP 1208595, Lot 1 DP 819468, being bounded by Craigie Lea Lane, Tomingley Road, The McGrane Way, and an unnamed Laneway.

The purpose of this report is to provide a bushfire assessment for the proposed Planning Proposal, and also to ensure the development is consistent with the *Planning for Bushfire Protection 2019* document.

### 1.1.1 Proposed Planning Proposal

Narromine Shire Council has engaged Barnson Pty Ltd to assist with the preparation of a Planning Proposal affecting 397 Craigie Lea Lane, Narromine, legally described as Lot 2 in Deposited Plan 1294897, that seeks to amend the *Narromine Local Environmental Plan 2011* by way of:

1. **Land Rezoning** – The Planning Proposal aims to revise the existing land zoning of the property by introducing an E5 – Heavy Industrial Land Zone to a specific area within the site.
2. **Adoption and Modification of Land Use Table** – The proposal involves incorporating the E5 – Heavy Industrial Land Use Table into the Local Environmental Plan (LEP) and adjusting the land use table to establish specific objectives and type of development that are permissible in the zone. These objectives are designed to guide the future development of the site in alignment with the strategic vision, which focuses on supporting the agriculture industry and facilitating freight exchange.
3. **Adjustment of Minimum Allotment Size** – To the current Minimum Allotment Size requirements are proposed to facilitate the orderly and economic subdivision of RU1 – Primary Production zoned land and Subdivision of E5 – Heavy Industrial Zoned Land.

### 1.1.2 Proposed Development

#### Narromine Heavy Industrial Precinct

In February 2021, the NSW Government affirmed its support for the Narromine Heavy Industrial Precinct and Freight Exchange by successfully securing \$9 million funding from the Growing Local Economies Fund. Following the confirmation of funding for the industrial precinct, the Australian Rail Track Corporation (ARTC) acquired the land in the designated area and initiated the construction of its Material Distribution Centre to serve the Inland Rail project. The Industrial Hub, covering approximately 100 hectares, is designed to accommodate a total of 29 allotments for industrial use across various sectors.

Presently, the existing Local Environmental Plan imposes restrictions on the further subdivision or development of the land adjoining the Material Distribution Centre area. Consequently, the Narromine Shire Council is actively exploring the possibility of introducing amendments to the LEP to establish a viable framework for the continued development of the land.

### Development Application (2 Lot Subdivision)

Barnson has been engaged by Narromine Shire Council to assist with the preparation of a 2-lot subdivision Development Application that seeks to separate Lot 2 in Deposited Plan 1294897 (Figure 1 below) (currently described on SIXMAPS as Lot 2 in Deposited Plan 1294897 and Lot 22 in DP 1295665).

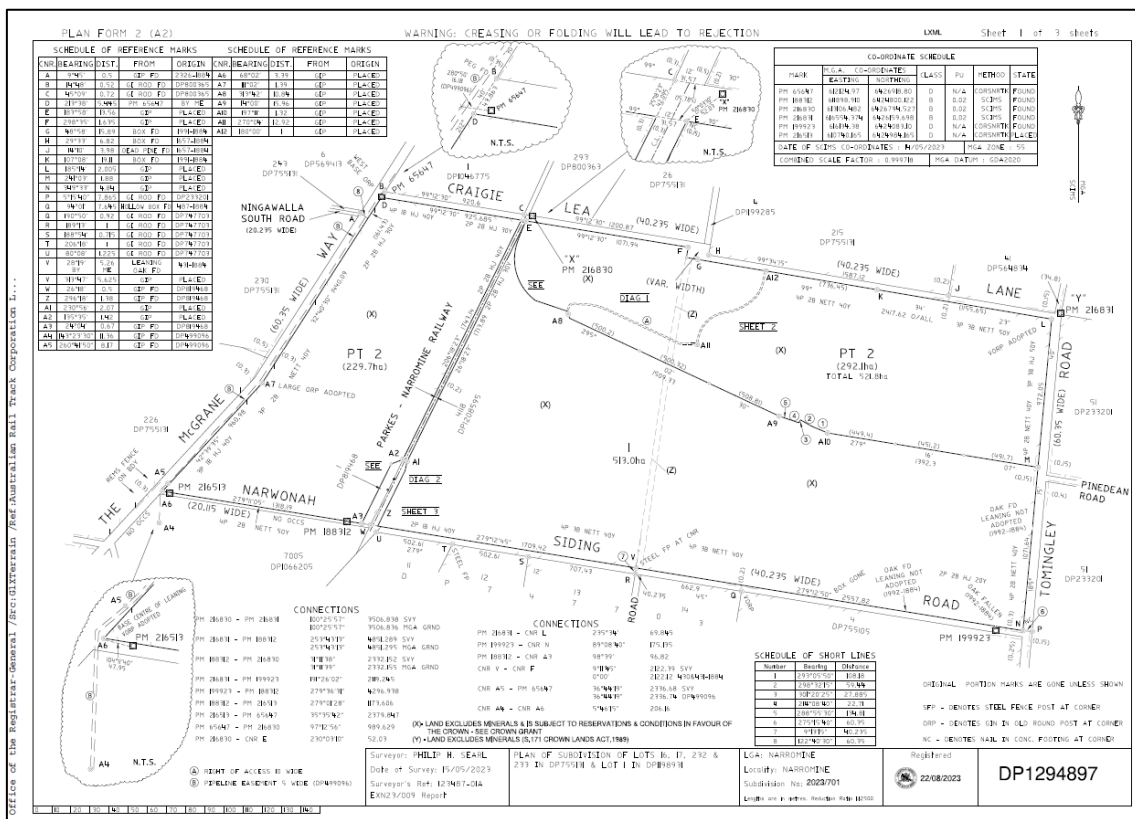


Figure 1 - Deposited Plan

The existing lot is transversed by the Parkes Narromine Railway corridor running north-south. The two parcels of land are to be utilised as proposed Lot 21 and Lot 22. Please refer to the table below for a breakdown of the proposal: The proposed subdivision seeks to create 2 allotments, see Table 1 and Figure 1 below for the breakup.



Table 1 - Breakup Details

Existing Lot	Location	Proposed Lot	Area
Pt 2 (DP1294897)	Western side of railway	Proposed Lot 100	229.7ha
Pt 2 (DP1294897)	Eastern side of railway	Proposed Lot 101	292.1ha

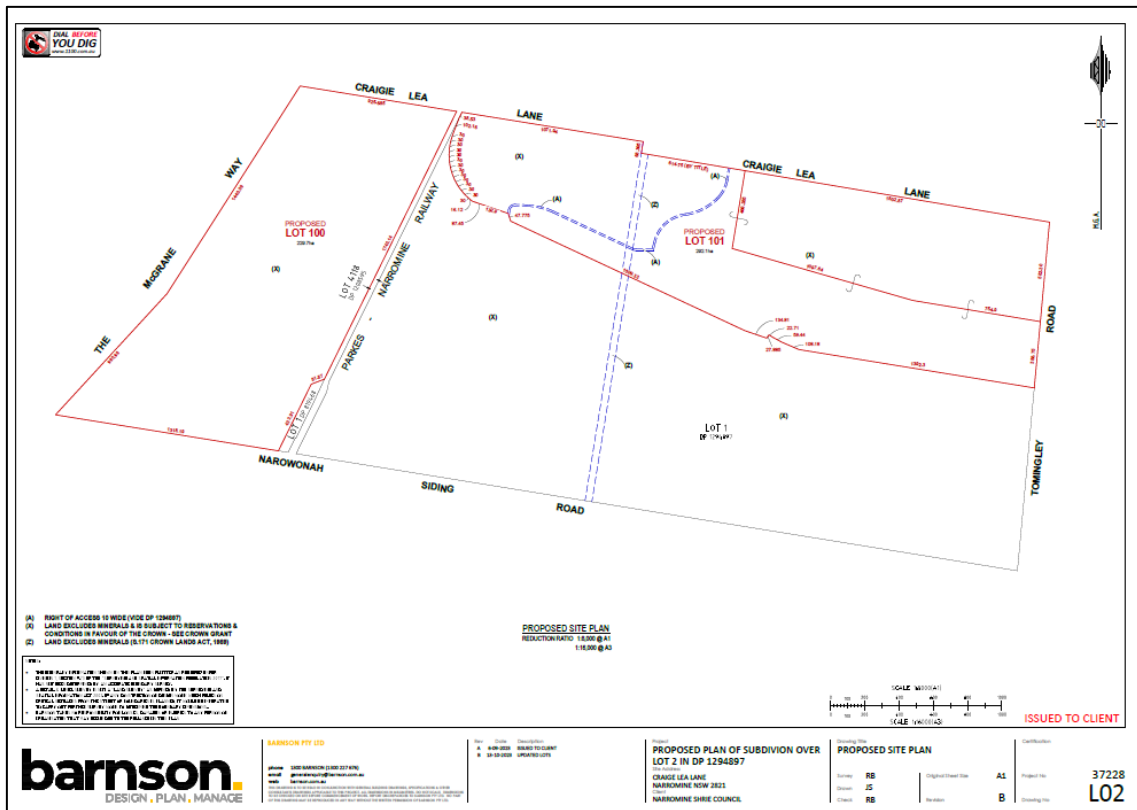


Figure 2 Site Details

The development presents an opportunity to delineate in an orderly manner the two (2) individual lots that are already separated by the Parkes Narrromine Railway Corridor. Notably, the land that is indicated as Proposed Lot 101 is the subject to this Planning Proposal.

Refer to the Concept Subdivision Plans in **Appendix A** of this report.

## 1.2 Legislative Requirements

### 1.2.1 Environmental Planning and Assessment Act 1979

#### 1.2.1.1 Section 9.1(2) of the Environmental Planning and Assessment Act 1979

A Planning Proposal on bushfire prone land must have regard to Section 9.1(2) Direction 4.3 – ‘Planning for Bush Fire Protection’ of the *Environmental Planning and Assessment Act 1979* as well as the NSW Rural Fire Service Document ‘Planning for Bushfire Protection 2019’.

The objectives of Direction 4.3 are as follows:

*The objectives of this direction are to:*

- (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- (b) encourage sound management of bush fire prone areas.*

Direction 4.3 instructs Council’s on the bushfire matters which need to be addressed when drafting and amending Local Environmental Plans. They are as follows:

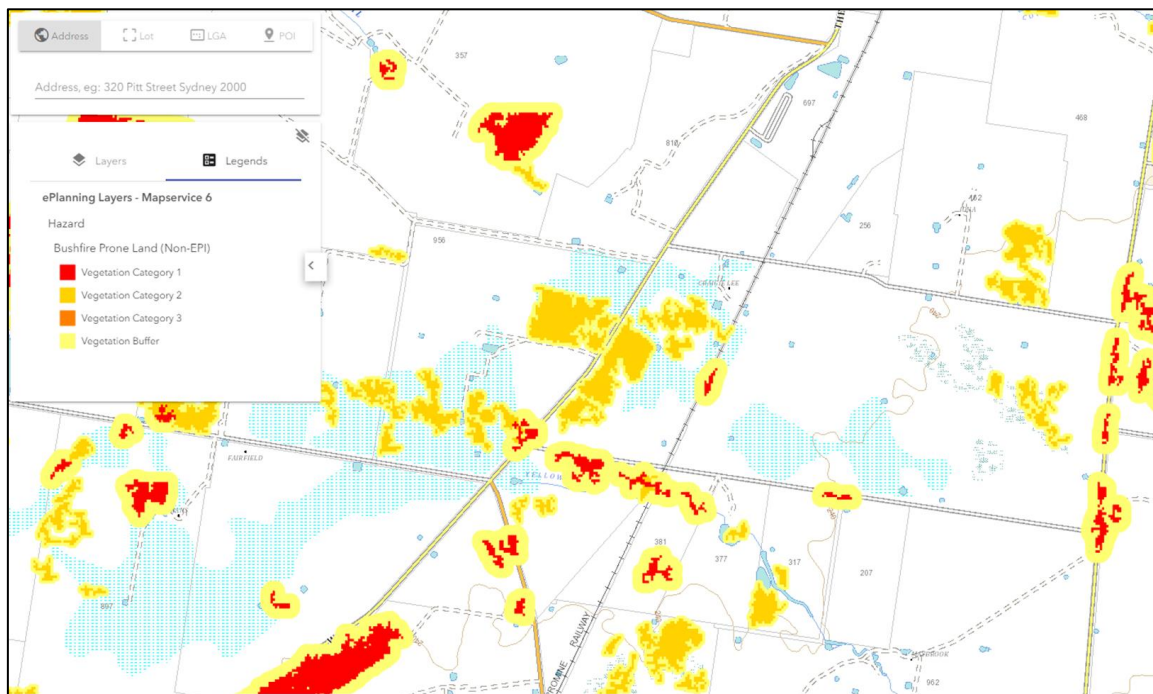
- (1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.*
- (2) A Planning Proposal Must:*
  - (a) have regard to Planning for Bushfire Protection 2019,*
  - (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and*
  - (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).*
- (3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:*
  - (a) provide an Asset Protection Zone (APZ) incorporating at a minimum:*
    - (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
    - (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*
  - (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance*

standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,

- (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
- (d) contain provisions for adequate water supply for firefighting purposes,
- (e) minimise the perimeter of the area of land interfacing the hazard which may be developed,
- (f) introduce controls on the placement of combustible materials in the Inner Protection Area.

### 1.2.1.2 Bush Fire Prone Land

The subject site is designated as bush fire prone land, pursuant to Section 10.3 of the EP&A Act. The site is identified as containing Category 1 Vegetation and Vegetation Buffer on the Bush Fire Prone Land Map as shown in **Figure 3** below.



Source: (NSW Planning & Environment, 2023)

**Figure 3 – Bush Fire Prone Land Map**

### 1.2.1.3 Planning for Bush Fire Protection

The majority of Direction 4.3 provisions are specified within *Planning for Bushfire Protection 2019* (PBP). This report addresses both Direction 4.3 and PBP, combining responses to the requirements where there is an overlap or consistency between the two.

PBP specifies the type of bushfire assessment requirements and what needs to be considered for Planning Proposal submissions. Section 4 'Strategic Planning' of PBP outlines the submission requirements.

#### Section 8.3 of PBP

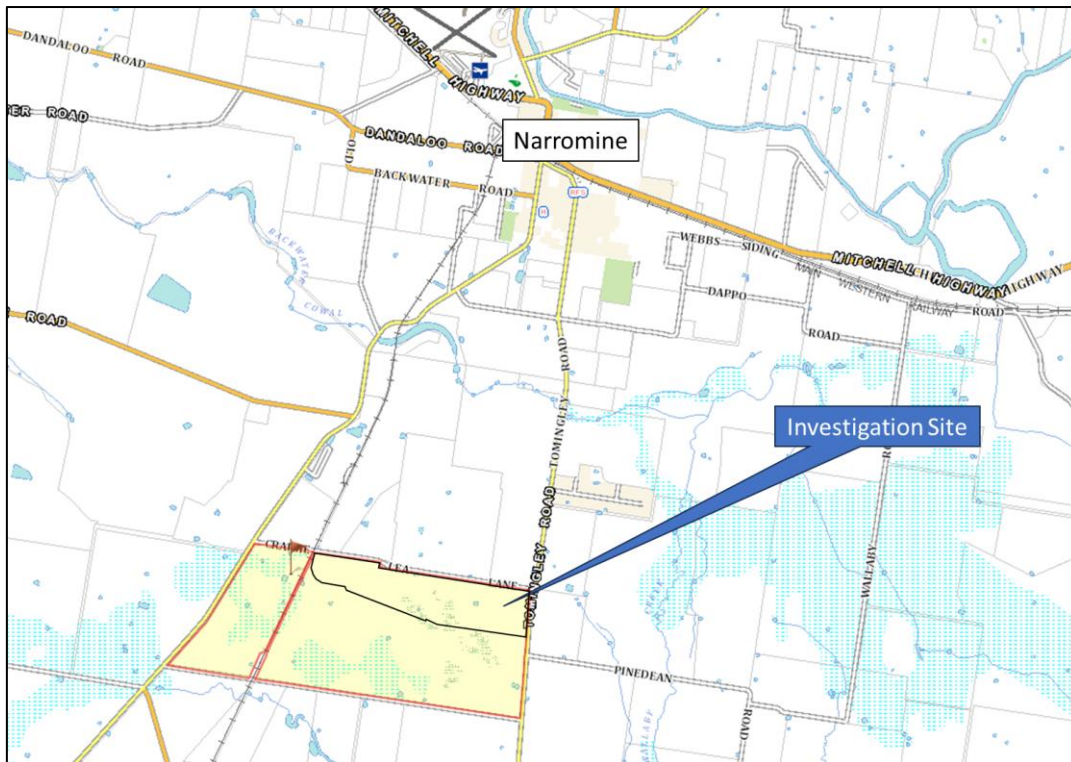
Section 8.3 of PBP provides the assessment methodology and bushfire protection measures for other uses within classes 5-8 of the National Construction Code (NCC). These uses generally include commercial, retail and industrial allied uses. As stated in Section 8.3.1 of PBP, the NCC does not provide for any bushfire specific performance requirements for these types of uses. As such, the Asset Protection Zone requirements and Bushfire Attack Level requirements do not apply in this instance. Whilst bushfire is not captured in the NCC for class 5-8 buildings, the following objectives, as stipulated in section 8.3.1 of PBP, are to be applied in relation to access, water, supply and services, and emergency and evacuation planning:

- *To provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress evacuation;*
- *To provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*
- *To provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and*
- *Provide for the storage of hazardous materials away from the hazard wherever possible.*

## 2 THE SITE & ITS SURROUNDS

### 2.1 Site Location

The site is located in a rural area, approximately 6km south of Narromine, as shown in **Figure 2** below. The site is located in the Narromine Shire Local Government Area.



Source: (NSW Government Spatial Services, 2023)

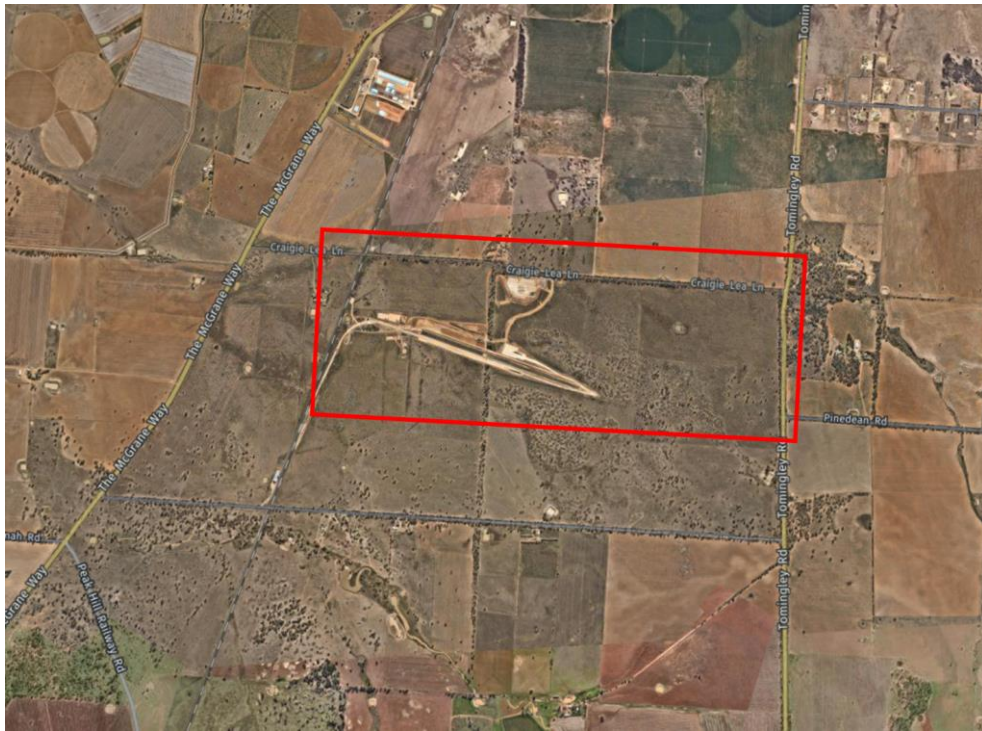
**Figure 4 – Site Location**

### 2.2 Site Details

The site in question is known as 397 Craigie Lea Lane, officially identified as Lot 2 in Deposited Plan (DP) 1294897, situated in Narromine. It is important to note the focus of the Strategic Bush Fire Study is specifically on the eastern section of the lot, as delineated as the ‘Investigation Site’ above, and the remaining portion will remain unaffected. The Deposited Plan is provided in **Appendix B** of this report.

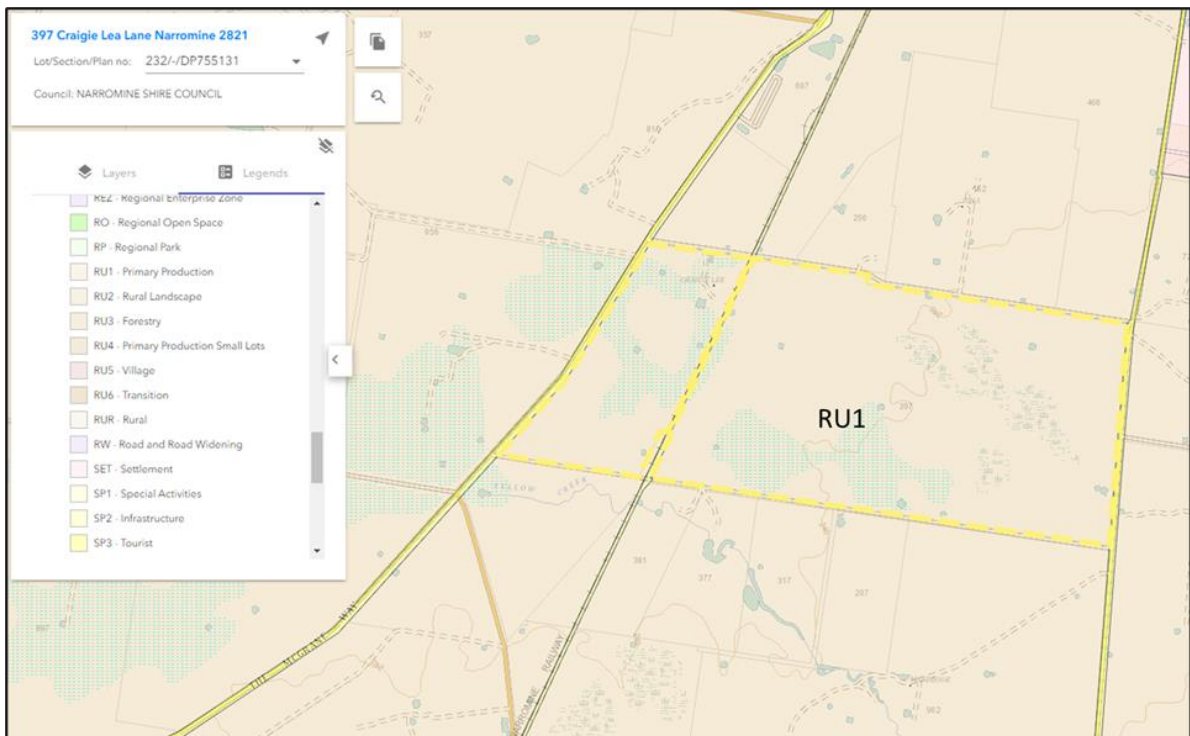
The site has direct frontage to Craigie Lea Lane to the north, and, Tomingley Road to the east, they are a mix of sealed and unsealed local roads. There are trees scattered throughout the site, as shown in **Figure 5** below.





Source: (NearMaps, 2023)

Figure 5 – Site Aerial



Source: (NSW Planning & Environment, 2023)

Figure 6 – Zoning Map

The site is zoned RU1 Primary Production under the *Narromine Shire Local Environmental Plan 2011* as shown in **Figure 6** above. The wider locality is generally zoned RU1 Primary Production.

## 2.3 Environmental Considerations

### 2.3.1 Environmentally Significant Features

The area to be utilised for the Industrial subdivision is cleared and has been used for farming practices for a considerable time. The farming activities including animal grazing with evidence of livestock being onsite. Furthermore, the subject site is not located in proximity to any significant water courses or the like. Given the previous use of the site and the locality, the possibility of environmentally significant features is considered to be low.

### 2.3.2 Threatened Species, Populations and Ecological Communities

Ozark Environment & Heritage (Ozark) has been engaged to undertake a biodiversity site suitability assessment of the proposed site of a freight hub associated with the development.

As per the BioNet Vegetation Classification Database, all Plant Community Types (PCTs) identified within the subject site are linked to Threatened Ecological Communities (TECs). Additionally, various TECs listed under the BC Act and EPBC Act were identified, showing similarities in structure or composition with the site's vegetation, although not catalogued in the BioNet Database. The results of the field survey for each community were evaluated against composition and condition thresholds for each vegetation type. A summary of the findings have been provided below:

1. The field survey verified the presence of these PCTs within the subject site. The vegetation within the site comprises a mix of derived and/or natural grasslands, small ephemeral wetlands, isolated remnant trees, and remnant woodland communities in the road corridor. Consequently, a total of five PCTs were documented within the subject site. The extent of each PCT within the subject site and the future expansion area is detailed in **Table 4**, respectively. **Figure 11** maps the vegetation communities within the site.
2. The boundaries between specific communities, especially PCT 45 and PCT 250, and between PCT 53 and the surrounding grasslands, are likely to fluctuate based on seasonal conditions. The mapping of each community within the site reflects conditions observed during the surveys. Although much of the paddock was initially classified as non-native, field surveys revealed that this area is predominantly occupied by native groundcover species, with only minor areas of disturbance. Consequently, it has been classified as a derived grassland community (PCT 250).
3. Additionally, the area modelled as containing PCT 45 was found to host numerous gilgai-associated wetlands, which were mapped as a separate ephemeral wetland community (PCT 53).

4. The survey also identified patches of a Fuzzy Box (*Eucalyptus conica*)-dominated community within the road corridor (PCT 201), intergrading with PCT 82. Minor occurrences of a narrow-leaved eucalypt consistent with Pilliga Box (*E. pilligaensis*) or a hybrid between Pilliga Box and Grey Box (*E. microcarpa*) were noted in the road corridor. These individuals were mapped to PCT 82. Note that additional areas of the BC Act- and EPBC Act-listed Grey Box EECs and the BC Act-listed Fuzzy Box EEC occur in the northern road corridor of Cragie Lea Lane. It was noted that the Fuzzy Box community in particular was extensive on the northern side of the road.

The most significant identified constraints associated with any proposal situated in the subject site or future expansion area are the relatively large areas of TEC that would be impacted and the presence of the threatened Bluegrass. Ozark confirmed that significant efforts to reduce impacts to these entities are strongly encouraged in order for future development to comply with the requirement to avoid and/or minimise impacts to biodiversity values. It is noted that the proposed concept subdivision detailed in this report illustrates how the land could be potentially subdivided whilst retaining and protecting the Bluegrass and the land identified as “typical habitat” for blue grass.

### 2.3.3 Indigenous Heritage

An Aboriginal Due Diligence report prepared by OzaArk Environment & Heritage states that no Aboriginal objects or areas of potential archaeological deposits were identified within the development footprint during a site inspection (OzArk Environment & Heritage Pty Ltd, 2023).

A search conducted on March 17, 2023, using the Aboriginal Heritage Information Management System (AHIMS) within a 5 x 5 km search area (GDA Zone 55 Eastings: 610694–620637, Northings: 6420967–6430960) revealed 24 recorded Aboriginal sites within that broader search area. Importantly, none of these sites are located within the specific study area.

Findings from the AHIMS search indicate that modified trees, such as those with carvings or scars, are the most likely recorded site type in the region, followed by isolated finds. Culturally modified trees have been previously documented along creek or drainage lines and road corridors, where mature trees are more likely to be present. The AHIMS search also reveals that artefact sites have predominantly been recorded on landforms with gilgai and/or along the Macquarie River. Other recorded sites include modified trees associated with burials, artefact scatters, and artefact sites with unspecified quantities.

Given that the western part of the study area contains gilgai, there is an increased potential for artefact sites, such as isolated finds or low-density scatters, to be present. Any scarred trees, if found, would likely be restricted to the road corridors. Due to past disturbances, such as ploughing, any artefact sites would exist in a secondary context.

A visual inspection of the northern boundary of the study area conducted by OzArk Archaeologist Imogen Crome on April 26, 2023, confirmed that the study area consists of flat plains with remnant mature vegetation. Grey and Bimble box species remain within the road corridor at the



northern end, some of which have been naturally scarred. However, no vegetation displayed comprehensive signs of cultural modification.

The ground cover primarily consists of long grasses and weeds, significantly limiting ground surface exposure within the study area to approximately 0-10%. Areas with increased visibility (10-15%) result from exposure due to wild animal trampling.

The visual inspection did not identify any Aboriginal sites or landforms with subsurface archaeological potential. The lack of archaeological potential is attributed to the undifferentiated nature of the landform and the absence of resources, such as water, which would have attracted Aboriginal occupation. While the proposed works are anticipated to impact the ground surface, it is concluded that no Aboriginal objects or intact archaeological deposits will be harmed.

### 3 BUSHFIRE LANDSCAPE RISK ASSESSMENT

A bushfire landscape risk assessment was undertaken for the development contemplated by the Planning Proposal and includes assessment of bushfire hazard, probable fire behaviour and bushfire history within a 5km radius of the site along with consideration of potential fire attack scenarios.

#### 3.1 Bushfire Risk Context

The subject site and other lands within the locality are identified as Bushfire Prone Land (BFPL) as shown in **Figure 2**.

The subject site adjoins existing agricultural lands in all directions. According to **Figure 2**, the land identified as Bushfire Prone Land is sporadic in nature and includes Vegetation Category 1, 2, 3, and Vegetation Buffer. The most prominent BFPL is Vegetation Category 3 and Vegetation Buffer, which can be considered a lesser risk type.

The site is bounded by several road corridors, which are to the north and east of the site (Craigie Lea Lane, and the Tomingley Road). These roads along with other roads in the area, and reduced fuel areas (i.e. cleared paddocks, and developed areas such as surrounding dwellings) introduce a level of discontinuity in the BFPL, which would influence the potential fire spread to the site, especially in milder bushfire weather conditions.

#### 3.2 Vegetation

The vegetation hazard at a landscape level is dominated by grasslands, and managed lands as identified in **Plate 1** to **Plate 7**. Given the majority of the surrounding lands is utilised for agricultural lands (grazing and/or cropping), fuel reduction activities provide fuel reduced grasslands.

#### 3.3 Slope

Slope across the broader study area has been depicted in a detail survey provided by Barnson (**Appendix C**). The site and broader locality seems to be dominated by undulating lands grading to steeper lands to the south-east and south-west. Fire spread towards the site would therefore be downslope fire runs across flat to undulating lands.

#### 3.4 Bushfire Weather

Elevated bushfire weather conditions are generally associated with periods of hot and dry weather, often associated with strong winds.

#### 3.5 Fire History

The Subject Site locality has minimal data accessible regarding bushfire history.

### **3.6 Potential Fire Attack Scenarios**

A range of fire attack scenarios on the subject site exist. The more likely scenarios are outlined below:

1. A grassland fire starts to the south of the subject site. The fire progresses further north towards the site. The likelihood of such a fire occurrence is low, given the site is generally maintained through grazing and other agricultural activities. In addition, the subject site will be continued to be managed once the site has been developed.
2. A fire start occurs in vegetation on the opposite side of Tomingley Road with easterly winds. The likelihood of a significant fire under this scenario is low, given the limited fire catchment in this direction, the expected milder bushfire weather conditions of winds from this sector and managed vegetation (Road Corridor) influencing fire ignition, development and spread. Any fire impact on the site under this scenario is expected to be less intense, and far below the design fire that PBP and AS 3959 are based on (i.e. FDI 80).

Despite the low likelihood of bushfire impact, the risk still warrants mitigation and bushfire protection measures will be recommended.

## **4 BUSH FIRE RISK SUMMARY**

The overall bushfire risk is considered to be low, considering the bushfire hazard at a landscape level; the relatively infrequent wildfire history and smaller fire extent; fragmented continuity of the bushfire hazard lessening fire spread risk, and the low likelihood and reduced severity of potential bushfire attack scenarios.

There is no part of the landscape bushfire risk assessment that suggests the planning proposal should be excluded as inappropriate development under the Strategic Planning Principles or exclusion criteria within PBP. This risk exposure will be further lessened through the implementation of bushfire protection measures as covered in Section 6.

## 5 BUSH FIRE ASSESSMENT

### 5.1 Methodology

An analysis of the bushfire environment has considered the compliance requirements within Direction 4.3 and PBP. Section A1.1 of PBP has been identified as the most appropriate methodology to utilise for the bush fire assessment in this case. The following provides the required information in accordance with the methodology.

### 5.2 Bush Fire Fuels

Pursuant to Appendix 1 of PBP, all vegetation within 140m of the site (assessment area) has been classified in accordance with *Ocean Shores to Desert Dunes* (Keith, 2004) and Figure 2.3 of AS3959. Given the scale of the property and associated development, a generalised approach has been adopted for mapping the vegetation (refer to **Figure 7** below). Photographs of the vegetation from the site inspection carried out on 06 September 2023 are provided in the following plates for each assessment plot.

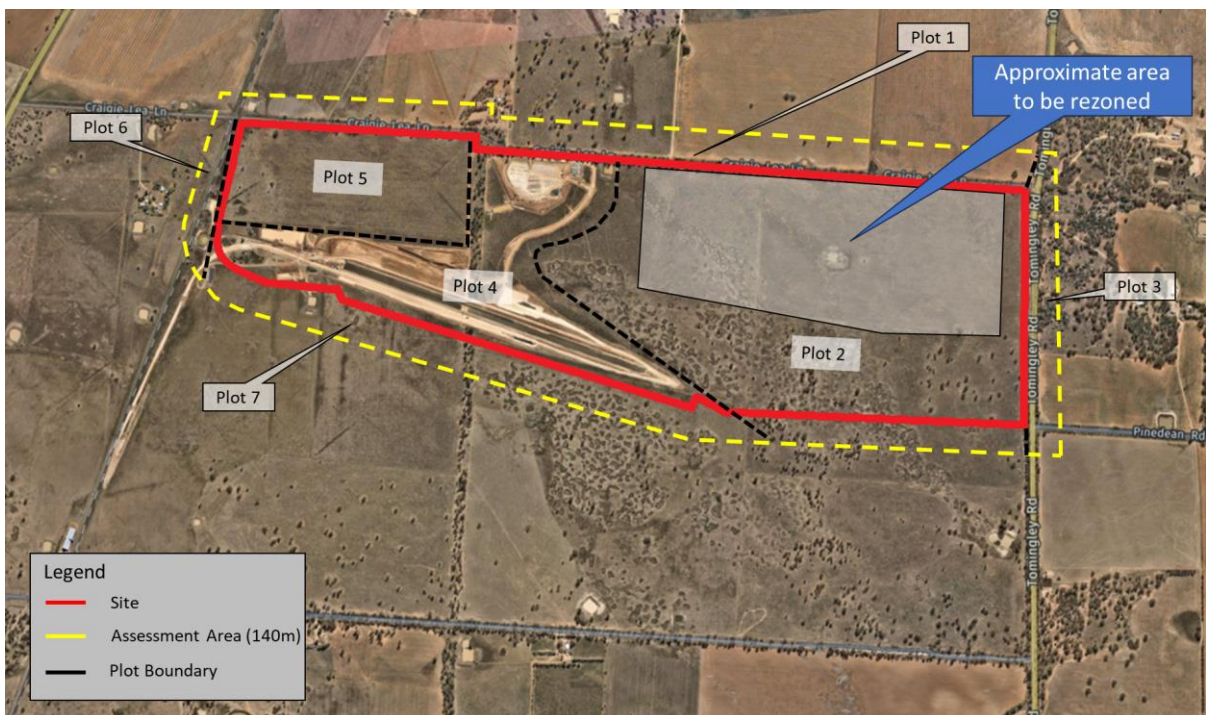






Figure 7 – Vegetation Classification

Plot 1	
Existing Classification:	Managed Vegetation
Post Development Classification:	Managed Vegetation
Description:	Craigie Lea Lane, and a portion of a cropped paddock on neighbouring lot.
	
Plate 1 – Plot 1	Plate 2 – Plot 1

Plot 2	
Existing Classification:	Grassland
Post Development Classification:	Managed Land
Description:	The plot includes grassland in the eastern portion of the site. Scattered trees and earthen dams evident
	
Plate 3 – Plot 2	Plate 4 – Plot 2



Plot 3	
Existing Classification:	Managed Vegetation (Road Corridor)/Woodland (Land use to the east of the road corridor)
Post Development Classification:	Managed Vegetation (Road Corridor)/Woodland (Land use to the east of the road corridor)
Description:	Tomingley Road Corridor, neighbouring land use to the east.
	
Plate 5 – Plot 3	Plate 6 – Plot 3
Plot 4	
Existing Classification:	Managed Vegetation
Post Development Classification:	Managed Vegetation
Description:	The plot includes an Inland Rail Materials Handling Facility, where workers constantly grab materials.
	
Plate 7 – Plot 4	Plate 8 – Plot 4

<b>Plot 5</b>	
Existing Classification:	Grassland
Post Development Classification:	Grassland
Description:	Dominated by vacant grassland with some tracts of scattered trees.
	
Plate 9 – Plot 5	Plate 10 – Plot 5
<b>Plot 6</b>	
Existing Classification:	Managed Vegetation
Post Development Classification:	Managed Vegetation
Description:	The Parkes Narromine Railway Corridor.
	
Plate 11 – Plot 6	Plate 12 – Plot 6
<b>Plot 7</b>	
Existing Classification:	Grassland
Post Development Classification:	Grassland



**Description:**

Dominated by vacant grassland with some tracts of scattered trees.

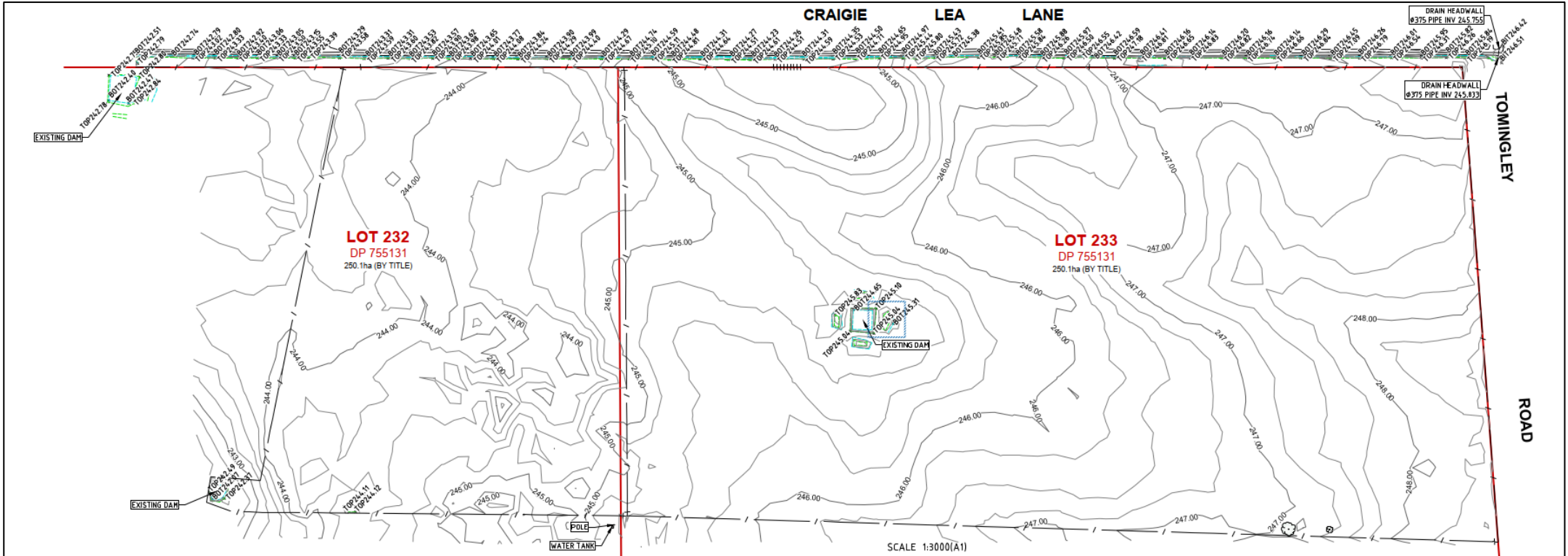


**Plate 13 – Plot 7**

### 5.3 Topography

Pursuant to Appendix 1.4 of PBP, contour data has been sourced from the NSW Spatial Information Exchange Mapping system. The contour data was verified by ground truthing during the site inspection. A Detail Survey of the site has also been prepared and is provided in **Appendix C** of this report.

The eastern portion of the site enjoys a slightly higher elevation, however, the overall property is relatively flat throughout. Refer also to **Figure 8**.



Source: (NSW Government Spatial Services, 2020)

Figure 8 – Topography

## 5.4 Fire Weather Area

The subject site is located within the Narromine Shire Council LGA. Pursuant to Table A1.6 of the PBP, the relevant Forest Fire Danger Index (FFDI) for the site is 80.

## 5.5 Bushfire Risk

Bushfire risk is defined as the chance of a bushfire igniting, spreading and causing damage to assets of value. This assessment is analysed not only in terms of the existence of an adjacent hazard, but also the potential for ignition, fire spread, and factors contributing to fire control and response.

Relatively speaking, the risk rating of future development facilitated by a Planning Proposal that supports a future industrial subdivision would not be higher than that current situation. This is because the bushfire landscape and vulnerability of the future occupants will remain the same. In addition, the future development will have compliant bushfire protection measures in accordance with the ministerial directions and *Planning for Bushfire Protection 2019*.

## 6 ADDRESSING COMPLIANCE

This section of the report provides details for compliance with the assessment requirements. The response to the requirements set out in the ministerial directions and PBP have been incorporated. There is crossover between the directions and PBP, and as such, the relevant report subsection is referred to for the appropriate response.

### 6.1 Direction 4.3

The objectives of Direction 4.3 of the ministerial directions can only be satisfied once the provisions are achieved. Demonstration of achieving the provisions is provided below along with commentary for each section.

#### 6.1.1 Objectives

The objectives of this direction are to:

*(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas,*

**Comment:** The intension of this objective is to avoid a development outcome that is faced by risks that cannot be managed to an acceptable level. This bushfire assessment covers the requirements of *Planning for Bushfire Protection 2019* in relation to the end use of the site, being for industrial purposes. There is no risk to future development that would be higher than usual, and the implementation of the industrial lands would not increase bushfire risk in the locality, therefore making it compatible with the surrounding bushfire prone area.

*(b) encourage sound management of bush fire prone areas.*

**Comment:** The recommended bushfire protection measures demonstrate sound management of the site for the intended industrial use. These provisions are detailed within **Sections 4** and **5** of this report.

#### 6.1.2 Directions

##### Direction 1

*(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.*

**Comment:** Noted. Once the Planning Proposal is submitted, Council shall consult with the Commissioner of the NSW Rural Fire Service following receipt of Gateway Determination.

##### Direction 2

*(2) A Planning Proposal Must:*

*(a) have regard to Planning for Bushfire Protection 2019,*

**Comment:** Noted – a suitable merit based assessment of the required sections of PBP has been provided as part of this report.

*(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and*

**Comment:** The proposed industrial land use is not considered inappropriate, and the area is not considered hazardous. All development within hazardous areas will need to consider the potential impact on spreading bushfire or increasing bushfire risk. Controls (i.e. Bush Fire Protection Measures) will be set in place to ensure compliance with PBP, as discussed throughout this report.

*(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).*

**Comment:** A specific APZ distance is not required for the proposed industrial land use. APZ's do not apply as deemed-to-satisfy provisions for bushfire protection for class 5-8 buildings, which is confirmed in Section 8 of PBP. The provisions of 'defendable space' and access between the site and the bushfire hazard is discussed throughout this report.

### **Direction 3**

*(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:*

*(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:*

- (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
- (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*

**Comment:** Not required in this instance, as discussed above.

*(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,*

**Comment:** The proposal does not involve infill development. This provision does not apply.

*(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,*

**Comment:** The proposed road network shall allow for two-way travel, with the minimum road corridor being 30m wide. The proposed road corridor will connect with the perimeter road. All roads able to support a carrying capacity of 23 tonnes GVM;

*(d) contain provisions for adequate water supply for firefighting purposes,*

**Comment:** all aspects of future development are to have water facilities that complies with the provisions under PBP.

*(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,*

**Comment:** Noted.

*(f) introduce controls on the placement of combustible materials in the Inner Protection Area.*

**Comment:** Noted.

## 6.2 Discussions with NSW RFS

Barnson had reached out to NSW RFS on the 29<sup>th</sup> of November 2023 and was provided with a response 11<sup>th</sup> March 2024. The RFS bought to fruition that given the proposal permits hazardous developments, Section 8.3.9 of *PBP2019* needs to be addressed. The requirements of this can be found in **Section 6.6** of this report. The NSW RFS did not raise any other specific objections for the proposed rezoning.

## 6.3 Planning for Bushfire Protection 2019

Compliance with *Planning for Bushfire Protection 2019* (PBP) is achieved by addressing the objectives relating to access, water supply and services. The below sections outline the Bush Fire Protection Measures (BFPM's) that are considered necessary for the future industrial subdivision.

### 6.3.1 Aims and Objectives of PBP

The aim of PBP is:

*to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.*

The objectives of PBP are to:

- *Afford buildings and their occupants protection from exposure to a bush fire;*
- *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 BPMs; and
- ensure that utility services are adequate to meet the needs of firefighters.

#### 6.4 Consistency with PBP Objectives

A review of consistency with the objectives of *Planning for Bushfire Protection 2019* is provided in **Table 2** below.

Table 2 - Consistency with PBP Objectives		
Objective	Acceptable Solution/Comment	Consistent
<p>Provide for a defensible space to be located around buildings;</p> <p>Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</p>	<p>For habitable development types such as dwellings and SFPP developments, the application of bushfire hazard building setbacks (i.e. APZ's) is related to the vulnerability of an asset typically in terms of combustibility of external materials or the nature of the use and its occupants. As future development would not include habitable buildings, PBP does not prescribe an APZ requirement. The general Fire safety measures of the NCC are accepted as adequate bushfire protection for buildings classed 5-8, which includes industrial land uses.</p> <p>However, PBP does require the consideration of a managed hazard-separation area for firefighting purposes referred to as 'defensible space'. The defensible space is defined as the ability to gain access around an asset in order to carry out firefighting operations. Relying on a defensible space in lieu of a formal APZ is deemed acceptable for an industrial allied use.</p> <p>The future industrial subdivision will have a defensible space between buildings and the hazard consisting of public roads and/or appropriate setback distances to boundaries. Defensible space is achieved and available for each future allotment on the subject site.</p> <p>The defensible space will allow continuous thoroughfare around the perimeter of future buildings to ensure firefighting vehicles can carry out firefighting operations successfully. The defensible spaces will be clear of vegetation and therefore satisfy the fuel management performance requirements of an Inner Protection Area in accordance with PBP.</p>	✓
<p>Ensure that appropriate operational access and egress for emergency</p>	<p>The assessment of access is to consider the adequacy of public road access, property access roads and defensible space.</p>	✓

<p>service personnel and occupants is available</p>	<p><u>Adequacy of access and egress</u></p> <p>The industrial end use will benefit from 1 access point of Craigie Lea Lane. The site has direct access to Craigie Lea Lane, and a new proposed road corridor to the east (100m wide). The road provides for suitable heavy articulated vehicles and therefore can cater for fire-fighting vehicles and appliances. Furthermore, it is in close proximity to the Tomingley Road which is a sealed two-way road.</p> <p><u>Internal access</u></p> <p>A public road is proposed that will form a thoroughfare providing access to all areas and future allotments of the site. The road has been designed to cater for large truck movements and will therefore be suitable for fire and emergency authorities as well as evacuation procedures. The road will comply with the non-perimeter roads provisions under PBP.</p> <p><u>Fire Trail Access</u></p> <p>A 30m carriageway is proposed for access providing legal access to Craigie Lea Lane. The condition of the site will be maintained to ensure emergency vehicles can safely access.</p> <p><u>Emergency Response Access/Egress</u></p> <p>The property will have access to Craigie Lea Lane, and a proposed 100m (wide) road corridor to the east. All roads shall be constructed and maintained in accordance with PBP provisions for access, being as follows:</p> <ul style="list-style-type: none"> <li>• From Craigie Lea Lane to industrial lots – 30m width with a carrying capacity of 23 tonnes GVM; and</li> <li>• Future 100m width road corridor width with a carrying capacity of 23 tonnes GVM; and</li> </ul> <p>No tree plantings or obstructions shall occur on either side of the access roads that would prohibit access to and from the site in the event of a fire.</p> <p><u>Perimeter Road</u></p> <p>As discussed throughout this report, all hazard interface areas (i.e. future lots adjoining the bushfire hazard) will feature an access road and/or appropriate building setbacks acting as defendable space. At a minimum, the access/setback will have a width of 6m and designed as a suitable thoroughfare for RFS vehicles.</p> <p><u>Surrounding Road Network</u></p>	
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	<ul style="list-style-type: none"> <li>• Craigie Lea Lane: Located to the north of the property is Craigie Lea Lane, which is currently an unsealed road, which is approximately 3.50km long and wide enough for two-way traffic use. It should be noted that Narromine Shire Council is currently undertaking a Part 5 Approval to provide road upgrades to Cragie Lea Lane to seal.</li> <li>• Tomingley Road: The eastern portion of the site is bounded by Tomingley Road which is a sealed two-way road that connects the Narromine and Tomingley townships.</li> </ul>	
Provide for ongoing management and maintenance of BPMs	<p>Before the commencement of the Bushfire Danger Period, a review of vegetation on the site and applied Bushfire Protection Measures is recommended to be undertaken. Fuel reduction is recommended throughout the site.</p> <p>All future lots and areas will be required to be regularly maintained to minimise rapid grass growth.</p>	✓
Ensure that utility services are adequate to meet the needs of firefighters	<p>The water required for firefighting shall be supplied via a series of rainwater tanks. In order to provide adequate storage, the following is recommended:</p> <ul style="list-style-type: none"> <li>• A minimum 20,000L static water supply shall be provided via a concrete tank or steel tank for each lot. This tank shall be provided with a ball valve and Storz outlet;</li> <li>• Portable fire extinguishers shall be installed as per NCC and AS2444-2004;</li> <li>• Overhead powerlines are to be installed with short pole spacing and any vegetation within proximity maintained in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Powerlines</i>;</li> <li>• Bottled gas (if any) is to be installed and maintained in accordance with AS1596. Metal piping must be used and the bottles shall not be located near any flammable materials.</li> </ul>	✓

## 6.5 Section 8.3.1 Buildings of Class 5 to 8 under the NCC

A review of consistency with the objectives of Section 8.3.1 of Planning for *Bushfire Protection 2019* is provided in **Table 3** below.

**Table 3 - Consistency with Section 8.3.1 of PBP**

Objective	Acceptable Solution/Comment	Consistent
to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation.	Safe access to Craigie Lea Lane, and a new 100m wide road corridor will be readily available for firefighters to access the site while occupants are able to egress. The site is also in close proximity of the Tomingley Road.	✓
to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;	<u>Noted</u> in table above.	✓
to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and	<p>The water required for firefighting shall be supplied via a series of rainwater tanks. In order to provide adequate storage, the following is recommended:</p> <ul style="list-style-type: none"> <li>• A minimum 20,000L static water supply shall be provided via a concrete tank or steel tank for each lot. This tank shall be provided with a ball valve and Storz outlet;</li> <li>• Portable fire extinguishers shall be installed as per NCC and AS2444-2004;</li> <li>• Overhead powerlines are to be installed with short pole spacing and any vegetation within proximity maintained in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Powerlines</i>;</li> <li>• Bottled gas (if any) is to be installed and maintained in accordance with AS1596. Metal piping must be used and the bottles shall not be located near any flammable materials.</li> </ul>	✓
provide for the storage of hazardous materials away from the hazard wherever possible.	All hazardous materials are to be located away from any potential hazard.	✓

## 6.6 Section 8.3.9 Hazardous Industry

Section 8.3.9 remarks that developments such as the proposal are considered by their very nature to be hazardous, as much for their ability to start bush fires as their susceptibility to bush fire impacts. Such developments of this nature should be avoided on Bush Fire Prone Land. However, where hazardous industries are proposed, prior consultation with the NSW RFS and preparation of a performance-based solution, potentially including a BFDB, will be required.

**Comment:** As per the above, the RFS received correspondence on the 29/11/2023 allowing them to provide comment on the proposed Strategic Planning Document. Based on their initial review of the information provided, the RFS did not have any specific objections raised on the proposed rezoning of the subject site from RU1: Primary Production to E5 Heavy Industrial subject to compliance of future development with relevant sections of Planning for Bush Fire Protection (PBP) 2019.

The following industries are considered hazardous and may require a Bushfire Design Brief; power generating works; sawmills; junk yards; liquid fuel depots; hazardous industries/storage; chemical industries/storage; service stations; ammunition storage/manufacture; and fireworks manufacture/storage. The eastern plot originally considered managed vegetation has been reassessed as woodland, however a proposed 100m road corridor between the subdivision and eastern boundary provides a suitable APZ and buffer between the hazardous development and bushfire hazard (please refer to figure below). Plot 1 (north) is managed land via Craigie Lea Lane and will continue to be managed, and Plot 2 (south/west) of the development at the time of the inspection is considered grassland. However, as part of future works, it shall be deemed as managed land, and will continue to be so.

Nonetheless, for any future industrial use that may be considered as hazardous will need to provide a Bushfire Design Brief or performance solution which considers the DPIE Hazardous Industry Planning and Assessment Papers (HIPAPs). The BFDB must address the appropriate protection measures to be provided commensurate with the bush fire hazards and associated risks. Care should also be taken to ensure that such facilities do not impact on existing developments.

Please refer to RFS Correspondence in **Appendix D**.

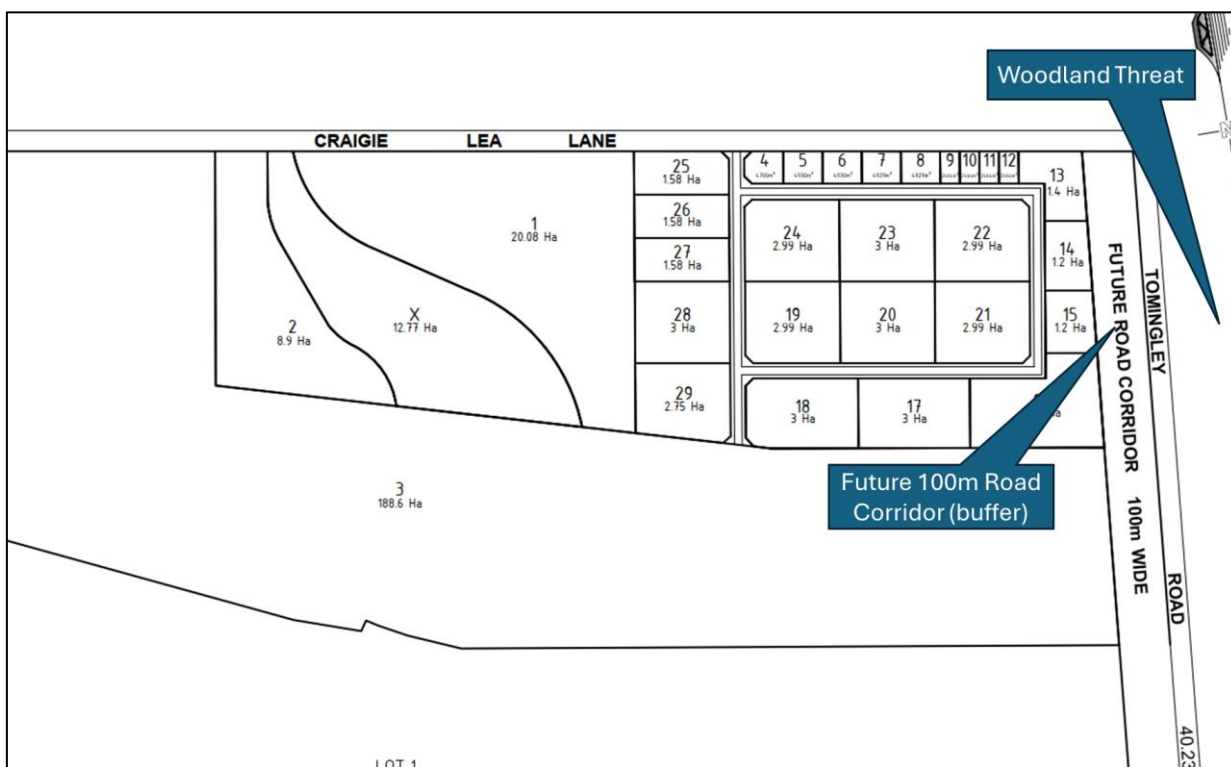


Figure 9: Buffer between bushfire hazard and proposed development to the east (Managed land located in other directions).

## 6.7 Landscaping

The following table outlines the Performance Criteria and associated Acceptable Solutions for Landscaping in accordance with PBP. A merits-based approach of the PBP 2019 has been undertaken given the circumstances of the development.

Table 4 Landscaping		
Performance Criteria	Acceptable Solution/Comment	Compliance
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	Vegetation and landscaping across the site is to comply with the performance objectives of an Inner Protection Area (IPA) standard as prescribed by Appendix 4 of PBP. The site will be cleared and subject to bulk earthworks resulting in the removal of all vegetation. Future vegetation will only consist of landscaping to internal roads, landscape treatment to detention basins, and eventually within each individual lot. As such, the site will comply with IPA requirements.	✓

	Any proposed fencing shall be constructed in accordance with Section 7.6 of PBP.	
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## 7 RECOMMENDATIONS

The assessment of the proposed development carried out in this report has assumed the development will be carried out in accordance with a number of bush fire protection measures (BFPMs). The following provides a summary of the BFPMs that must be incorporated into the development to ensure it best protects the development from the effects of bushfire in accordance with the requirements of PBP and other best practice guidelines.

- Access
  - Access to water tanks shall be kept clear at all times;
  - Provision of defendable space consisting of roads and/or setbacks to buildings to the bushfire hazard shall be implemented. The width between the building and the hazard shall be at least 6m;
  - The main access from the road shall be designed, constructed and maintained to provide a minimum 30m width with a carrying capacity of 23 tonnes;
  - The capacity of all access driveways an internal road shall be capable of carrying a fully loaded firefighting vehicle up to 23 tonnes;
  - No tree plantings or obstructions shall occur on either side of the access roads that would prohibit access to and from the site in the event of fire;
- Services:
  - Water
    - Hardened access driveway/landings are to be provided for all future tanks;
    - All tanks shall be provided with connections for firefighting purposes including a 65mm Storz outlet with gate/ball valve;
    - Valves and pipes are to be metal and adequate for water flow;
    - All above ground pipes and taps are to be metal; and
    - Pumps are to be shielded.
  - Electricity and Gas:
    - Vegetation around existing/new transmission lines are to be maintained in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Powerlines;
    - Any proposed gas bottles shall be installed and maintained in accordance with AS/NZS 1596:2004 with metal piping used;
    - All fixed cylinders are to be kept clear of flammable materials to a distance of 10m (or appropriately shielded);
    - All connections are to be of metal construction.

- Landscaping:
  - Landscaping shall be maintained in accordance with Appendix 4 of PBP and the applicable Asset Protection Zone Standards;
- Bushfire Danger Period:
  - Before the commencement of the Bushfire Danger Period, a review of the vegetation on the site and applied BPFMs is recommended to be undertaken. Fuel reduction measures are recommended throughout the site;

## 8 CONCLUSION

The proposed development, on completion, will ensure that the subdivision is located in an area that has low to moderate bushfire hazard level. With the implementation of the recommendations, as outlined in **Section 5**, it is considered that the proposed development is appropriately protected from bushfire and complies with the requirements of PBP. The proposed development is not expected to increase the bushfire risk.



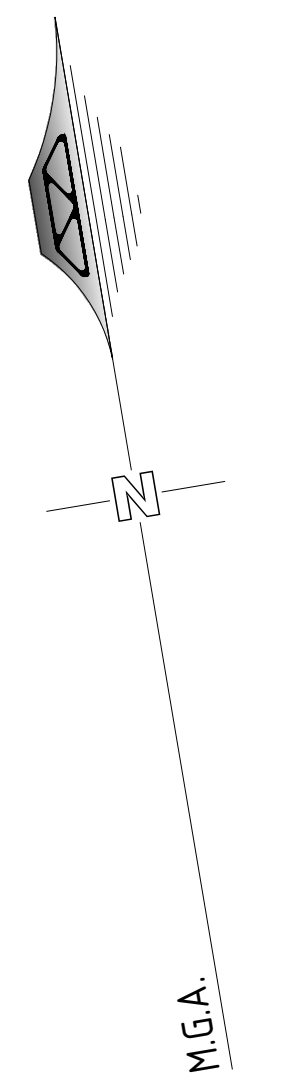
## 9 REFERENCES

- NearMaps. (2020, November 16). *NearMaps*. Retrieved from <http://maps.au.nearmap.com/>
- NSW Government. (2020, September 1). *Biodiversity Value Map*. Retrieved from <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap>
- NSW Government Spatial Services. (2020, November 16). *Six Maps*. Retrieved from <http://maps.six.nsw.gov.au/>
- NSW Planning & Environment. (2020, November 16). *Planning Viewer*. Retrieved from <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot>
- NSW Rural Fire Service. (2019). *Planning for Bush Fire Protection: A Guide for Council's, Planners, Fire Authorities and Developers*. Sydney: NSW RFS.

## Appendix A - Subdivision Plan



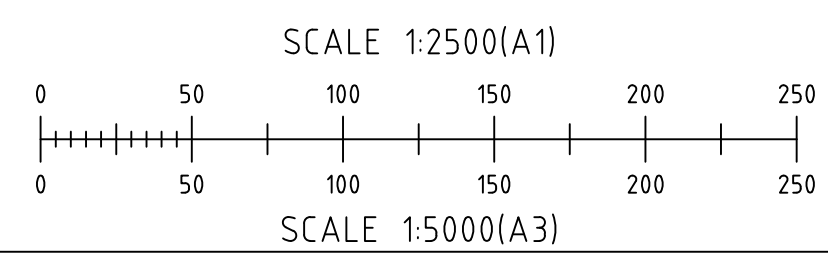
THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO FINAL SURVEY



**KEY**

	CONSTRAINTS MAP - BLUEGRASS
	CONSTRAINTS MAP - HABITAT FEATURES
	CONSTRAINTS MAP - TECs FUTURE EXPANSION
	CONSTRAINTS MAP - TECs SUBJECT SITE

**PROPOSED PLAN OF SUBDIVISION**  
REDUCTION RATIO 1:2,500 @ A1  
1:5,000 @ A3



**ISSUED TO CLIENT**



**BARNSON PTY LTD**

phone 1300 BARNSON (1300 227 676)  
email generalenquiry@barnson.com.au  
web barnson.com.au

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Rev	Date	Description
A	27-10-2023	ISSUED TO CLIENT
B	8-12-2023	UPDATED PLAN

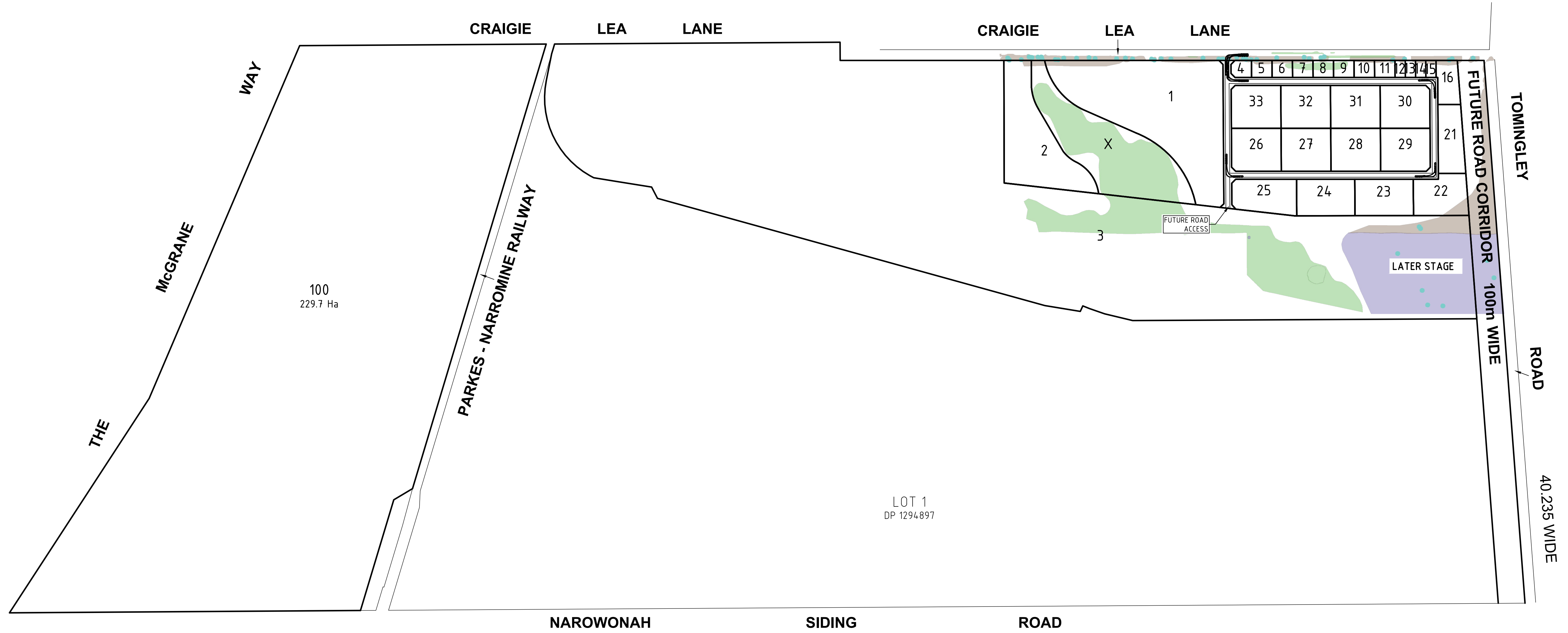
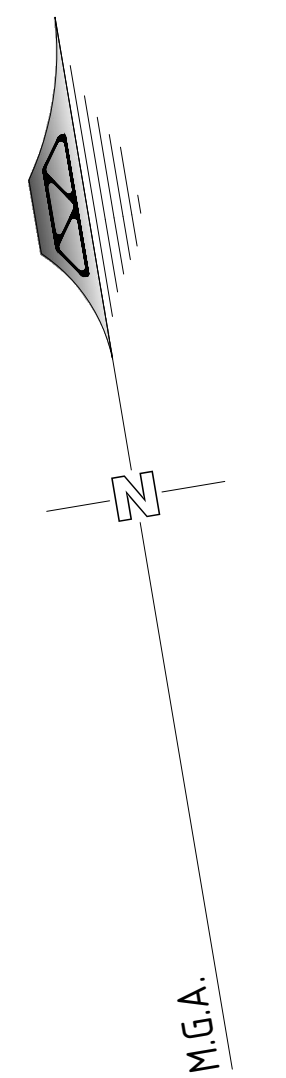
Project  
**PROPOSED SUBDIVISION OVER PROPOSED LOT 101**  
Site Address  
397 CRAIGIE LEA LANE  
NARROMINE NSW 2821  
Client  
NARROMINE SHIRE COUNCIL

Drawing Title		Certification	
<b>PROPOSED PLAN OF SUBDIVISION</b>			
Survey	RB	Original Sheet Size	A1
Drawn	JS	Project No	37228
Check	RB	Drawing No	P03
		Revision	B

37228  
P03



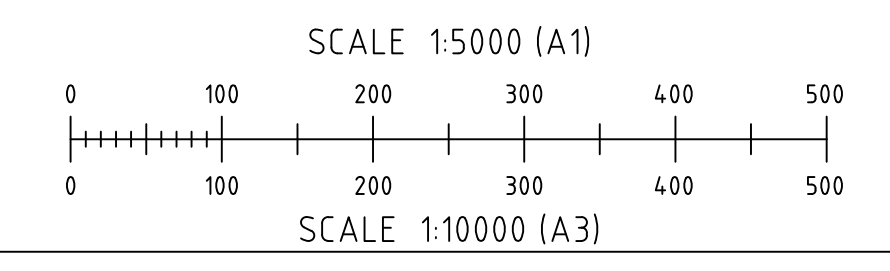
THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO FINAL SURVEY



**KEY**

	CONSTRAINTS MAP - BLUEGRASS
	CONSTRAINTS MAP - HABITAT FEATURES
	CONSTRAINTS MAP - TECs FUTURE EXPANSION
	CONSTRAINTS MAP - TECs SUBJECT SITE

**PROPOSED PLAN OF SUBDIVISION**  
 REDUCTION RATIO 1:8,000 @ A1  
 1:16,000 @ A3



ISSUED TO CLIENT



**BARNSON PTY LTD**  
 phone 1300 BARNSON (1300 227 676)  
 email generalenquiry@barnson.com.au  
 web barnson.com.au

Rev	Date	Description
A	8-12-2023	ISSUED TO CLIENT
B	22-05-2024	PLAN EXTENDED TO SHOW PROPOSED LOT 100

Project  
**PROPOSED SUBDIVISION OVER PROPOSED LOT 101**  
 Site Address  
 397 CRAIGIE LEA LANE  
 NARROMINE NSW 2821  
 Client  
 NARROMINE SHIRE COUNCIL

Drawing Title		Certification	
<b>PROPOSED PLAN OF SUBDIVISION OVERALL SITE PLAN</b>		A1	
Survey	RB	Original Sheet Size	A1
Drawn	JS	Revision	B
Check	RB		

Project No **37228**  
 Drawing No **P04**

## Appendix B - Deposited Plan

SCHEDULE OF REFERENCE MARKS			SCHEDULE OF REFERENCE MARKS						
CNR.	BEARING	DIST.	FROM	ORIGIN	CNR.	BEARING	DIST.	FROM	ORIGIN
A	9°45'	0.5	GIP FD	2326-1884	A6	68°02'	3.39	GIP	PLACED
B	14°48'	0.52	GI ROD FD	DP800365	A7	111°02'	1.39	GIP	PLACED
C	45°09'	0.72	GI ROD FD	DP800365	A8	313°42'	10.84	GIP	PLACED
D	213°38'	5.445	PM 65647	BY ME	A9	14°00'	15.96	GIP	PLACED
E	183°58'	13.56	GIP	PLACED	A10	197°11'	1.32	GIP	PLACED
F	298°35'	1.635	GIP	PLACED	A11	270°04'	12.92	GIP	PLACED
G	48°58'	15.89	BOX FD	1991-1884	A12	180°00'	1	GIP	PLACED
H	29°33'	6.82	BOX FD	1657-1884					
J	14°10'	3.98	DEAD PINE FD	1657-1884					
K	107°08'	19.11	BOX FD	1991-1884					
L	185°14'	2.005	GIP	PLACED					
M	241°03'	1.88	GIP	PLACED					
N	349°33'	4.84	GIP	PLACED					
P	5°15'40"	7.865	GI ROD FD	DP233201					
Q	94°01'	7.645	HOLLOW BOX FD	487-1884					
R	190°50'	0.92	GI ROD FD	DP747703					
S	189°13'	1	GI ROD FD	DP747703					
T	206°18'	1.225	GI ROD FD	DP747703					
U	80°08'	1.225	GI ROD FD	DP747703					
V	28°19'	5.26	LEANING BY ME	431-1884					
V	313°47'	5.625	GIP	PLACED					
W	26°18'	0.5	GIP FD	DP819468					
Z	296°18'	1.38	GIP FD	DP819468					
AI	230°56'	2.07	GIP	PLACED					
A2	135°35'	1.42	GIP	PLACED					
A3	24°04'	0.67	GIP FD	DP819468					
A4	143°23'30"	11.36	GIP FD	DP499096					
A5	260°41'50"	8.17	GIP FD	DP499096					

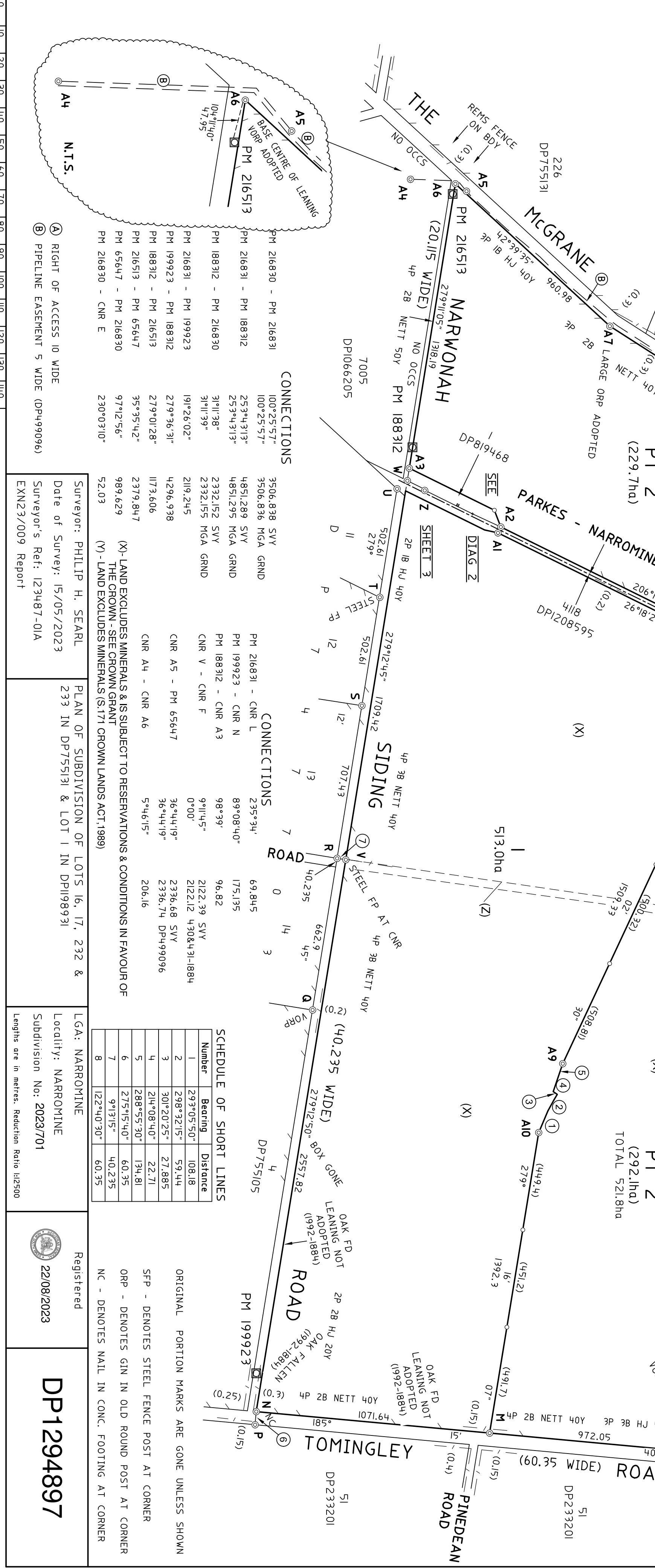
CO-ORDINATE SCHEDULE				
MARK	M.G.A. EASTING	CO-ORDINATES NORTHING	CLASS	P.U. METHOD STATE
PM 65647	612124.97	6426918.80	N/A	CORSNRK FOUND
PM 188312	611898.910	6424800.122	B	SCIMS FOUND
PM 216830	631016.482	6426794.527	B	SCIMS FOUND
PM 216831	616554.374	6426159.698	B	SCIMS FOUND
PM 199923	616134.38	6424083.10	D	CORSNRK PLACED
PM 216513	610740.165	6424984.165	D	CORSNRK PLACED

DATE OF SCIMS CO-ORDINATES : 14/05/2023  
 COMBINED SCALE FACTOR : 0.999718  
 MGA DATUM : GDA2020  
 MGA ZONE : 55

CNR.	BEARING	DIST.	FROM	ORIGIN
A	9°45'	0.5	GIP FD	2326-1884
B	14°48'	0.52	GI ROD FD	DP800365
C	45°09'	0.72	GI ROD FD	DP800365
D	213°38'	5.445	PM 65647	BY ME
E	183°58'	13.56	GIP	PLACED
F	298°35'	1.635	GIP	PLACED
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L	185°14'	2.005	GIP	PLACED
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P	5°15'40"	7.865	GI ROD FD	DP233201
Q	94°01'	7.645	HOLLOW BOX FD	487-1884
R	190°50'	0.92	GI ROD FD	DP747703
S	189°13'	1	GI ROD FD	DP747703
T	206°18'	1.225	GI ROD FD	DP747703
U	80°08'	1.225	GI ROD FD	DP747703
V	28°19'	5.26	LEANING BY ME	431-1884
V	313°47'	5.625	GIP	PLACED
W	26°18'	0.5	GIP FD	DP819468
Z	296°18'	1.38	GIP FD	DP819468
AI	230°56'	2.07	GIP	PLACED
A2	135°35'	1.42	GIP	PLACED
A3	24°04'	0.67	GIP FD	DP819468
A4	143°23'30"	11.36	GIP FD	DP499096
A5	260°41'50"	8.17	GIP FD	DP499096

Number	Bearing	Distance
1	293°05'50"	108.18
2	298°32'15"	59.44
3	30°20'25"	27.885
4	214°08'40"	22.71
5	288°55'30"	134.81
6	275°15'40"	60.35
7	9°13'15"	40.235
8	122°40'30"	60.35

SCHEDULE OF SHORT LINES  
 ORIGINAL PORTION MARKS ARE GONE UNLESS SHOWN  
 SFP - DENOTES STEEL FENCE POST AT CORNER  
 ORP - DENOTES GIN IN OLD ROUND POST AT CORNER  
 NC - DENOTES NAIL IN CONC. FOOTING AT CORNER



Surveyor: PHILIP H. SEARL  
 Date of Survey: 15/05/2023  
 Surveyor's Ref: 123487-01A  
 EXN23/009 Report

PLAN OF SUBDIVISION OF LOTS 16, 17, 232 &  
 233 IN DP755131 & LOT 1 IN DP1198931

LGA: NARROMINE  
 Locality: NARROMINE  
 Subdivision No: 2023/701  
 Lengths are in metres. Reduction Ratio 1:2500

Registered  
 22/08/2023

DP1294897

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140



SCHEDULE OF REFERENCE MARKS

CNR	BEARING	DIST.	FROM	ORIGIN
C	45°09'	0.72	GI ROD FD	DP800365
E	183°58'	13.56	GIP	PLACED
F	298°35'	1.635	GIP	PLACED
G	48°58'	15.89	BOX FD	1991-1884
H	29°33'	6.82	BOX FD	1657-1884
A8	313°42'	10.84	GIP	PLACED
All	270°04'	12.92	GIP	PLACED
A12	180°00'	1	GIP	PLACED

CONNECTIONS  
 CNR E - CNR A8 155°36'20" 667.69

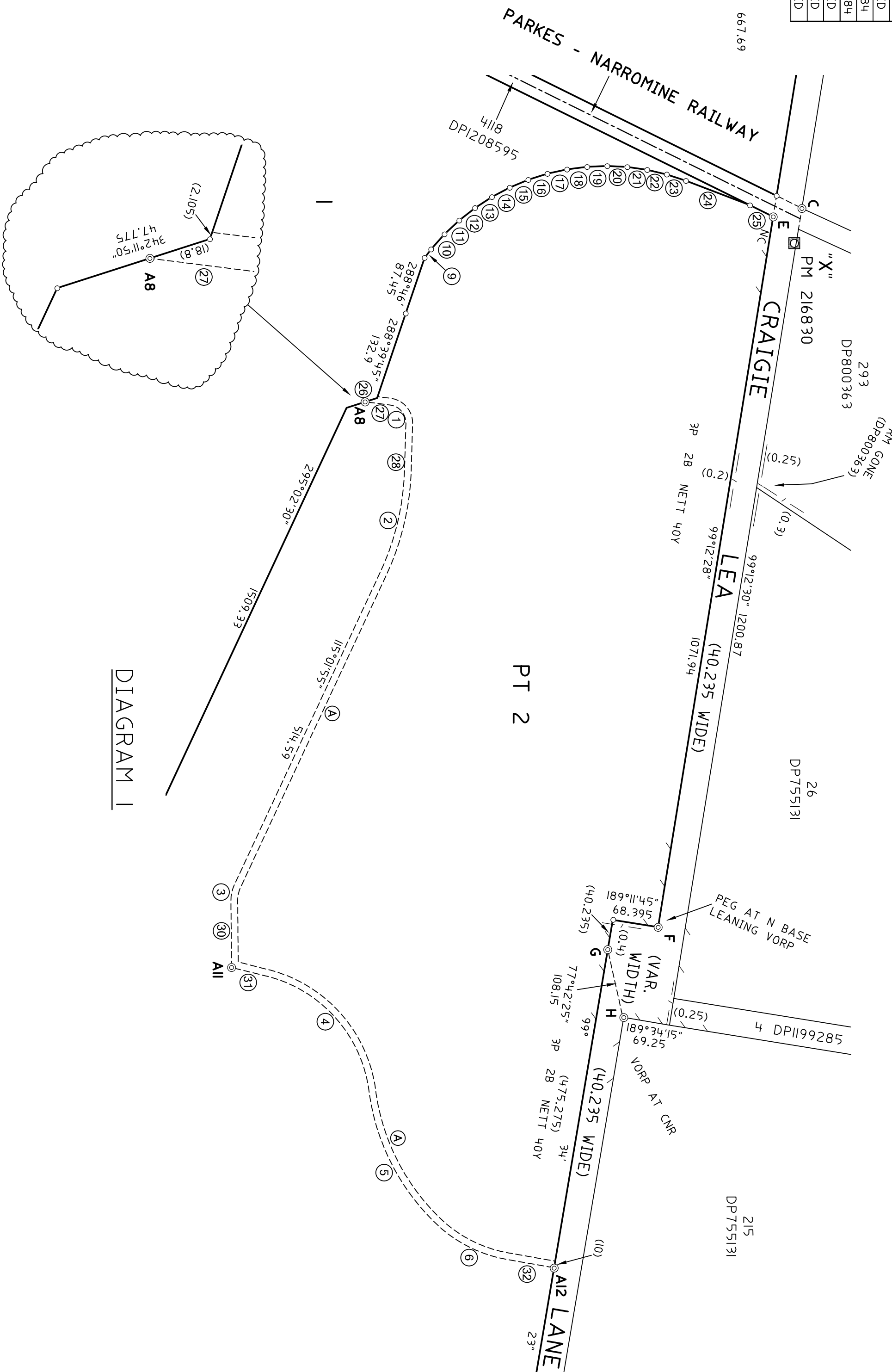


DIAGRAM 1

ORIGINAL PORTION MARKS ARE GONE UNLESS SHOWN  
 SFP - DENOTES ROUND STEEL FENCE POST AT CORNER  
 ORP - DENOTES GIN IN OLD ROUND POST AT CORNER  
 NC - DENOTES NAIL IN CONC. FOOTING AT CORNER

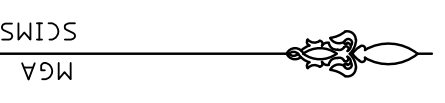
Ⓐ RIGHT OF ACCESS 10 WIDE

SCHEDULE OF ARCS

Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	49°26'45"	36.34	39.86	27.01
2	103°22'45"	155.165	156.24	384.11
3	102°15'20"	23.45	23.645	53.015
4	47°48'20"	241.315	258.27	203.695
5	61°43'	226.42	231.03	332.915
6	25°13'20"	107.58	108.85	205.06

SCHEDULE OF SHORT LINES

Number	Bearing	Distance
9	307°39'50"	16.12
10	311°36'25"	30
11	316°44'20"	30
12	321°52'15"	30
13	327°00'05"	30
14	332°07'50"	30
15	337°15'50"	30
16	342°23'40"	30
17	347°31'25"	30
18	352°39'25"	30
19	357°47'15"	30
20	2°55'	30
21	8°02'55"	30
22	13°10'50"	30
23	18°18'40"	30
24	20°52'35"	102.16
25	26°18'23"	38.53
26	34°21'15"	47.775
27	7°10'	37.485
28	91°43'35"	70.13
30	89°28'45"	99.76
31	14°04'30"	44.83
32	10°00'55"	71.57



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: PHILIP H. SEARL  
 Date of Survey: 15/05/2023  
 Surveyor's Ref: 123487-01A  
 EXN23/009 Report

PLAN OF SUBDIVISION OF LOTS 16, 17, 232 & 233 IN DP755131 & LOT 1 IN DP1198931

LGA: NARROMINE  
 Locality: NARROMINE  
 Subdivision No: 2023/701  
 Lengths are in metres. Reduction Ratio 1:5000

Registered  
 22/08/2023

DP1294897

SCHEDULE OF SHORT LINES

Number	Bearing	Distance
33	42°40'35"	48.23
34	279°12'55"	47.395
35	279°12'55"	57.83
36	26°18'23"	92.295
37	116°18'20"	3.84

SCHEDULE OF REFERENCE MARKS

CNR	BEARING	DIST.	FROM	ORIGIN
T	206°18'	1	GI ROD FD	DP747703
U	80°08'	1.225	GI ROD FD	DP747703
W	26°18'	0.5	GIP FD	DP819468
Z	296°18'	1.38	GIP FD	DP819468
AI	230°56'	2.07	GIP	PLACED
A2	135°35'	1.42	GIP	PLACED
A3	24°04'	0.67	GIP FD	DP819468

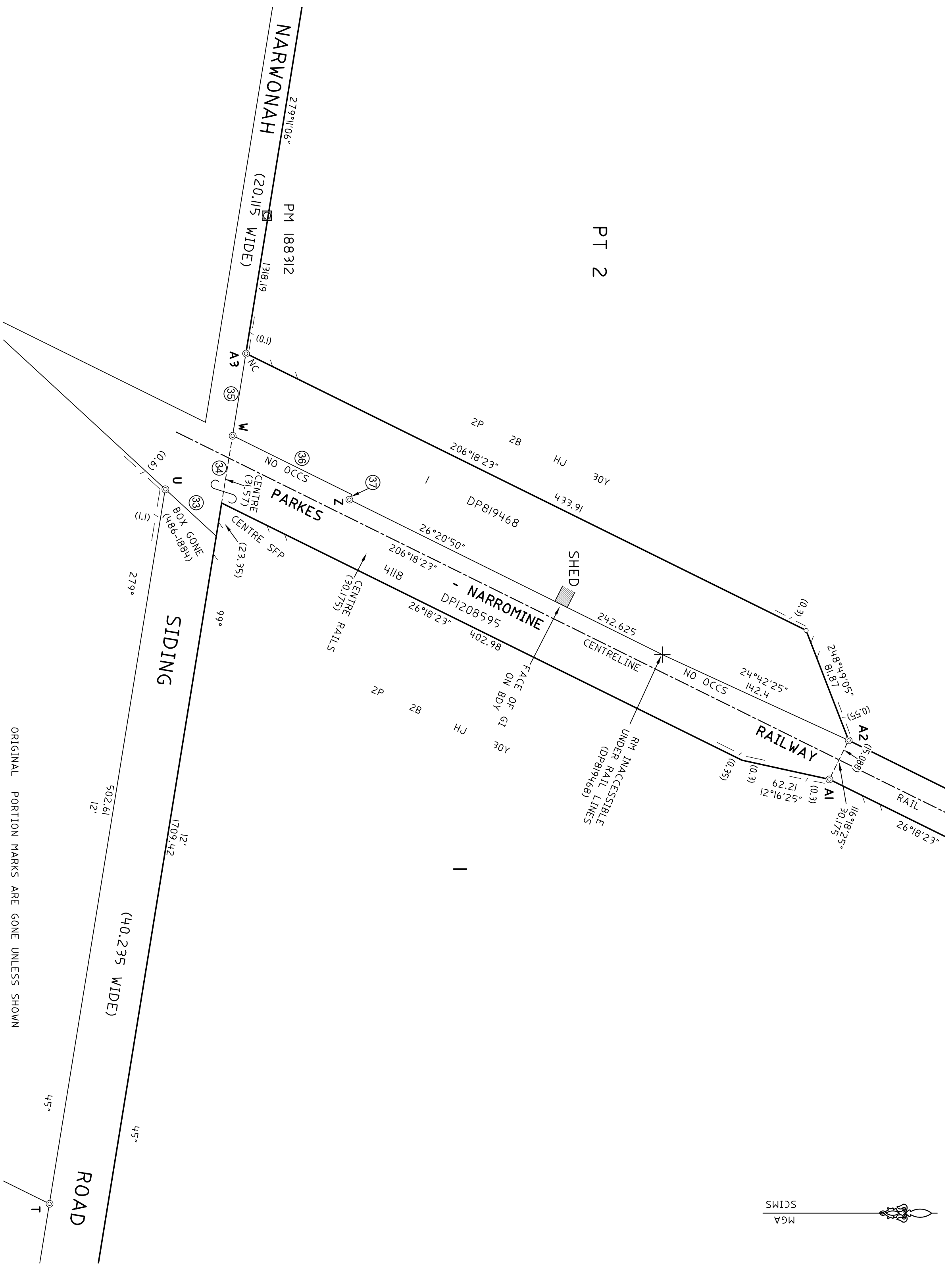


DIAGRAM 2

ORIGINAL PORTION MARKS ARE GONE UNLESS SHOWN  
 SFP - DENOTES ROUND STEEL FENCE POST AT CORNER  
 ORP - DENOTES GIN IN OLD ROUND POST AT CORNER  
 NC - DENOTES NAIL IN CONC. FOOTING AT CORNER

Surveyor: PHILIP H. SEARL  
 Date of Survey: 15/05/2023  
 Surveyor's Ref: 123487-01A  
 EXN23/009 Report

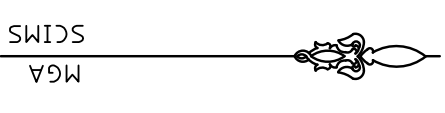
PLAN OF SUBDIVISION OF LOTS 16, 17, 232 & 233 IN DP755131 & LOT 1 IN DP1198931

LGA: NARROMINE  
 Locality: NARROMINE  
 Subdivision No: 2023/701  
 Lengths are in metres. Reduction Ratio 1:2000




Registered  
 22/08/2023


DP1294897


0 10 20 30 40 50 60 70 80 90 100 110 120 130 140






Plan Form 6_Digital (2021)		<b>Deposited Plan Administration Sheet</b> Sheet 1 of 5	
Registered  22/08/2023	OFFICE USE ONLY	<h1>DP1294897</h1>	
Title System <b>TORRENS</b>		LGA <b>NARROMINE</b>	
<b>Plan of Subdivision of Lots 16, 17, 232 &amp; 233 in DP755131 and Lot 1 in DP1198931</b>		LOCALITY <b>NARROMINE</b>	
		PARISH <b>WENTWORTH</b>	
		COUNTY <b>NARROMINE</b>	
<b>Survey Certificate</b>		<b>Crown Lands NSW/Western Lands Office Approval</b>	
Survey I, Philip Harold Searl of Premise Australia P/L 154 Peisley St Orange 2800, a surveyor registered under Surveying and Spatial Information Act 2002, certify that:  The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on: 15/05/2023		I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature _____ Date _____  File Number _____ Office _____	
Urban/Rural <b>Rural</b>  Datum Line X-Y  Signature 		<b>Subdivision Certificate</b> (Check One) <input type="checkbox"/> Authorised Person <input checked="" type="checkbox"/> General Manager <input type="checkbox"/> Registered Certifier I, Jane Redden certify that the provisions of section 6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature 	
Dated <b>18 Aug 2023</b> Surveyor Identification No. <b>SU001972</b>  Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> .		Consent Authority <b>Narromine Shire Council</b>  Date of Endorsement <b>08/08/2023</b> Subdivision Certificate Number <b>2023/701</b>  File Number <b>007.2023.00000701.001</b>	
Plans Used in the preparation of this survey <b>See Sheet 2 for Plans Used</b>		Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference <b>123487-01A</b>		Signatures, Seals and Section 88B Statements should appear on the following sheet(s)	



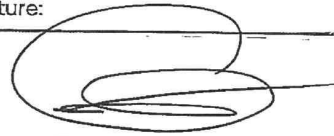
Plan Form 6_Digital (2021)	<b>Deposited Plan Administration Sheet</b>	Sheet 2 of 5
Registered  22/08/2023	OFFICE USE ONLY	<b>DP1294897</b>
<b>Plan of Subdivision of Lots 16, 17, 232 &amp; 233 in DP755131 and Lot 1 in DP1198931</b>	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>	
Subdivision Certificate Number	<input type="text" value="2023/701"/>	
Date of Endorsement	<input type="text" value="8 August 2023"/>	
<b>Plans Used</b>  DP233201, DP499096, DP564834, DP569413, DP747703, DP800363, DP819468, DP1046775, DP1198931, DP1208595, 1325.1884, 1657.1884, 1767.1884, 1768.1884, 17690.1603, 1991.1884, 1992.1884, 2326.1884, 430.1884, 431.1884, 486.1884, 487.1884, 649.1884, 655.1884, 742.1884, 757.1884, 928.3030		
Surveyor's Reference 123487-01A		

Plan Form 6_Digital (2021)		<b>Deposited Plan Administration Sheet</b> Sheet 3 of 5	
Registered	 22/08/2023	OFFICE USE ONLY	<b>DP1294897</b>
<b>Plan of Subdivision of Lots 16, 17, 232 &amp; 233 in DP755131 and Lot 1 in DP1198931</b>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>● A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>● Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>● Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>● Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>	
Subdivision Certificate Number			
<input type="text" value="2023/701"/>			
Date of Endorsement			
<input type="text" value="8 August 2023"/>			

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
1		189	Craigie Lea	Lane	Narromine
2		397	Craigie Lea	Lane	Narromine

Surveyor's Reference 123487-01A

Plan Form 6_Digital (2021)	<b>Deposited Plan Administration Sheet</b>	Sheet 4 of 5
Registered		22/08/2023 OFFICE USE ONLY
<b>Plan of Subdivision of Lots 16, 17, 232 &amp; 233 in DP755131 and Lot 1 in DP1198931</b>		<b>DP1294897</b>  This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
Subdivision Certificate Number		
2023/701		
Date of Endorsement		
8 August 2023		
<b>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO create:</b>  1. Right of access 10 Wide (A)		
Surveyor's Reference 123487-01A		

Plan Form 6_Digital (2021)		Deposited Plan Administration Sheet		Sheet 5 of 5
Registered	 22/08/2023	OFFICE USE ONLY		
<b>Plan of Subdivision of Lots 16, 17, 232 &amp; 233 in DP755131 and Lot 1 in DP1198931</b>		<b>DP1294897</b>		
Subdivision Certificate Number		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>		
2023/701				
Date of Endorsement				
8 August 2023				
<p>Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified</p>				
Company Name:				
AUSTRALIAN RAIL TRACK CORPORATION LIMITED				
Company ACN or ABN:				
75 081 455 754				
Authority:				
SEC 127 OF THE CORPORATIONS ACT 2001				
Signature:		Signature:		
				
Name:		Name:		
KERRY SKIFF		Garin Carney		
Position:		Position:		
DIRECTOR		Company Secretary		
Surveyor's Reference 123487-01A				

Signatures and seals only.

*K. Kammann*  
Kammann

4/3 Mortgage under Mortgage No. 2877327 Westpac Banking Corporation hereby consents to the within Plan of Subdivision.

Narramine  
84-86 DRUMBLONG ST. NARRAMINE N.S.W.

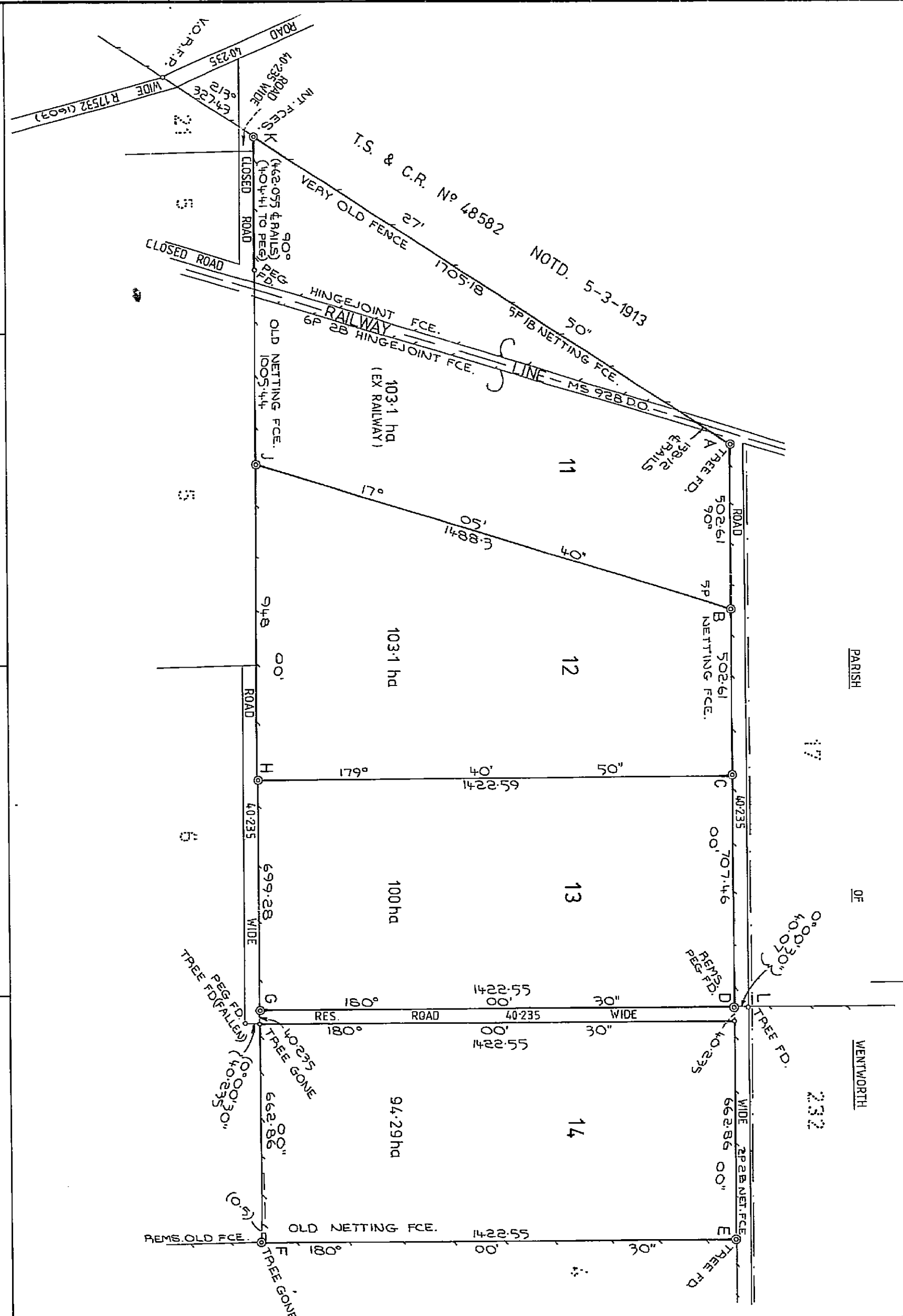


WESTPAC BANKING CORPORATION  
3/6/87

I hereby certify that -  
Council Clerk's Certificate  
the requirements of the Local Government Act, 1919  
have been complied with by the applicant in relation to the proposed SUBDIVISION  
Subdivision No. 1482  
Date 28-10-82

REFERENCE	MARKS	(FD) (N486 1894)
A { 287° 55'	DEAD BOX	6.64
B { 70° 55'	G.I. ROD	1.225
C { 179° 05' 40"	G.I. ROD	1
D { 180° 00'	G.I. ROD	0.715
E { 84° 48'	BOX	7.645
F { 181° 37'	G.I. ROD	0.92
G { 0° 00'	G.I. ROD	10.45
H { 270° 00'	G.I. ROD	1
I { 359° 41'	G.I. ROD	1
J { 17° 06'	G.I. ROD	0.9
K { 90° 00'	G.I. ROD	0.64
L { 19° 56'	CAK	5.07

(FD) (N491 1894)



10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

10	20	30	40	50	60	70	Table of mm	110	120	130	140
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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 9th July, 1987

DP 747703

OFFICE USE ONLY

Registered: *[Signature]* 8.7.1987  
C.A.: N° 14/82 OF 26/10/1982  
Title System: TORRENS  
Purpose: SUBDIVISION  
Ref. Map: PARISH\*

PLAN OF SUBDIVISION OF PORTIONS 1 & 2

Reduction Ratio 1: 10,000  
Lengths are in metres.

Man./Shi's  
444 NARRAMINE  
Locality: NARRAMINE  
Parish: FROST  
County: NARRAMINE

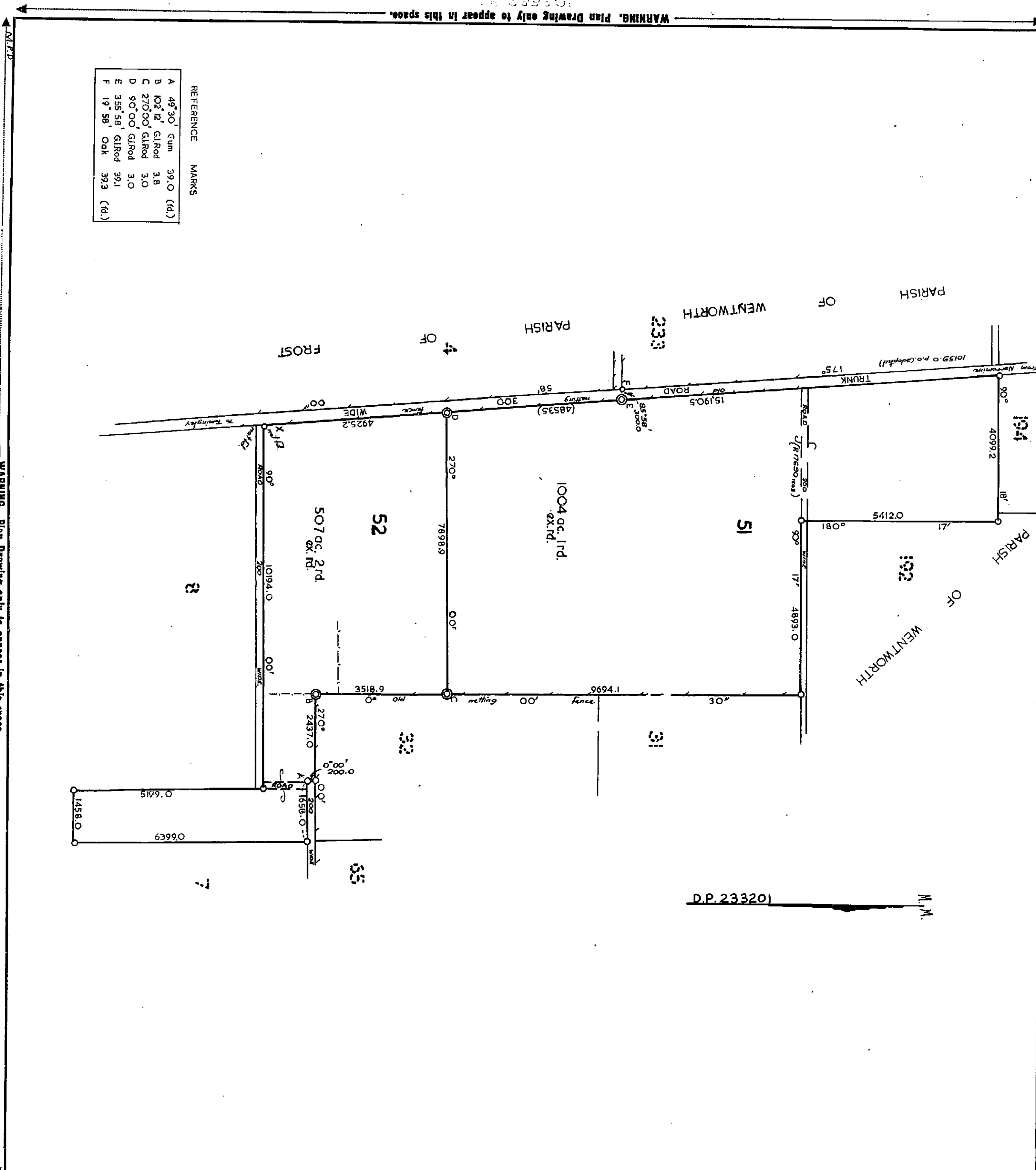
Signature: *[Signature]*  
Surveyor registered under Surveyor Act, 1929, as amended.  
Strike out either (1) or (2), insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

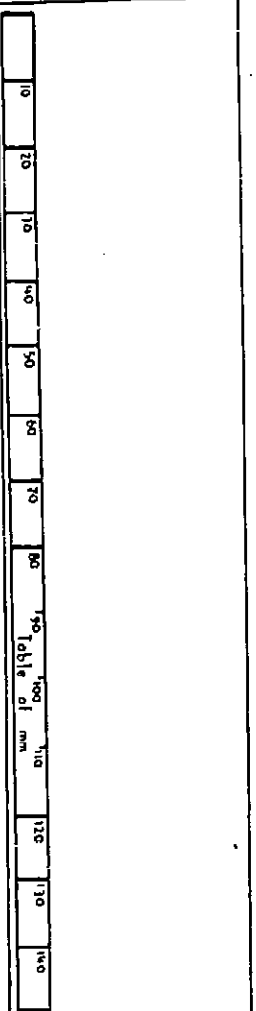
SURVEYOR'S REFERENCE: 98/52

N O O 4 A I A

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user—See Form 3. WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION.



REFERENCE	MARKS
A	49°30' Gum 39.0 (Id.)
B	102°12' GLRod 3.8
C	270°00' GLRod 3.0
D	90°00' GLRod 3.0
E	355°58' GLRod 39.1
F	19°58' OAK 39.3 (Id.)



**D. P. 233201**

Registered: *429-5-1967*  
 C.A.: 134 of 7.4.1967  
 Title System: *Totrans*  
 Purpose: *Subdivision*  
 Ref. Map: *Parish*  
 Last Plan: *Parish*

**PLAN OF SUBDIVISION OF PORTION 5 AND CLOSED ROADS**

Scale: 20 chains to an inch

Mean/Shire: *Timbregongie*  
 Locality: *Narromine*  
 Parish: *Obley*  
 County: *Narromine*

L. RICHARD ROSS, LANDGRABER  
 of.....DUBBO.....  
 a surveyor registered under the Surveyors Act, 1926, as amended, and who is duly represented in this plan in accordance with the provisions of the Surveyors Act, 1926, and who has been appointed by the Registrar General to execute the duties of a surveyor in relation to the proposed subdivision.

I hereby certify that—  
 (a) the requirements of the Local Government Act, 1919 have been complied with in relation to the registration of this plan, and  
 (b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, have been complied with by the applicant in relation to the proposed *SUBDIVISION*.

Date: *12/16/77*  
 (Signature) *[Signature]*  
 Council Clerk

\* NOTE—This part of certificate to be deleted when the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the Metropolitan Water Sewerage and Drainage Act, 1924.

SIMONS REFERENCE *57/5*

OFFICE USE ONLY.

LINKS	METRES
3	0.604
3.8	0.764
39	7.846
39.1	7.866
39.3	7.906
100	20.117
190.5	38.423
200	40.234
300	60.350
1458	293.303
1658	333.537
2437	490.246
3518.9	707.890
4099.2	824.628
4893	976.369
4893.5	984.515
4925.2	990.793
5199	1045.872
5412	1088.721
6399	1287.274
7898.9	1589.006
9694.1	1950.145
10194	2050.707
15190.5	3055.843

## Appendix C - Detail Survey





CRAIGIE LEA LANE

1221.705 (BY TITLE) 1155.52 (BY TITLE)

SEE  
DIAGRAM 1  
FOR  
DETAILS

LOT 1  
DP 1198931

LOT 232  
DP 755131  
250.1ha (BY TITLE)

LOT 233  
DP 755131  
250.1ha (BY TITLE)

2083.545 (BY TITLE)

2,046.1 (BY TITLE)

2043.685 (BY TITLE)

1221.1 (BY TITLE)

1,296.34 (BY TITLE)

ROAD 40.235 WIDE

TOMINGLEY

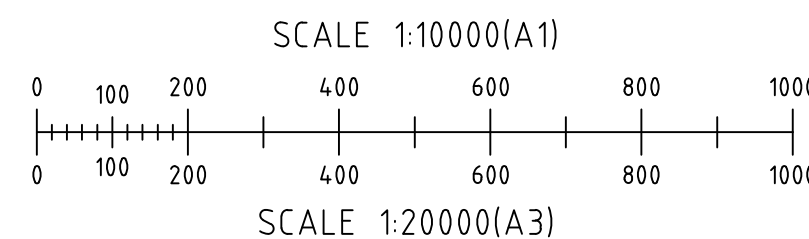
ROAD

DATE OF SURVEY : 3rd APRIL 2023  
SURVEY BY : R. Boylan  
DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)  
ORIGIN : PM 216831 RL 246.421m (S.C.I.M.S.)  
MAJOR CONTOUR INTERVAL : 1 METRE  
MINOR CONTOUR INTERVAL : 0.25 METRES

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.1(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

LOCATION PLAN  
REDUCTION RATIO 1:10,000 @ A1  
1:20,000 @ A3



KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- - - EXISTING FENCE LINE
- ||||| EXISTING GATE
- TOP OF BANK
- BOTTOM OF BANK
- DRAIN PIPE INVERT Ø375mm

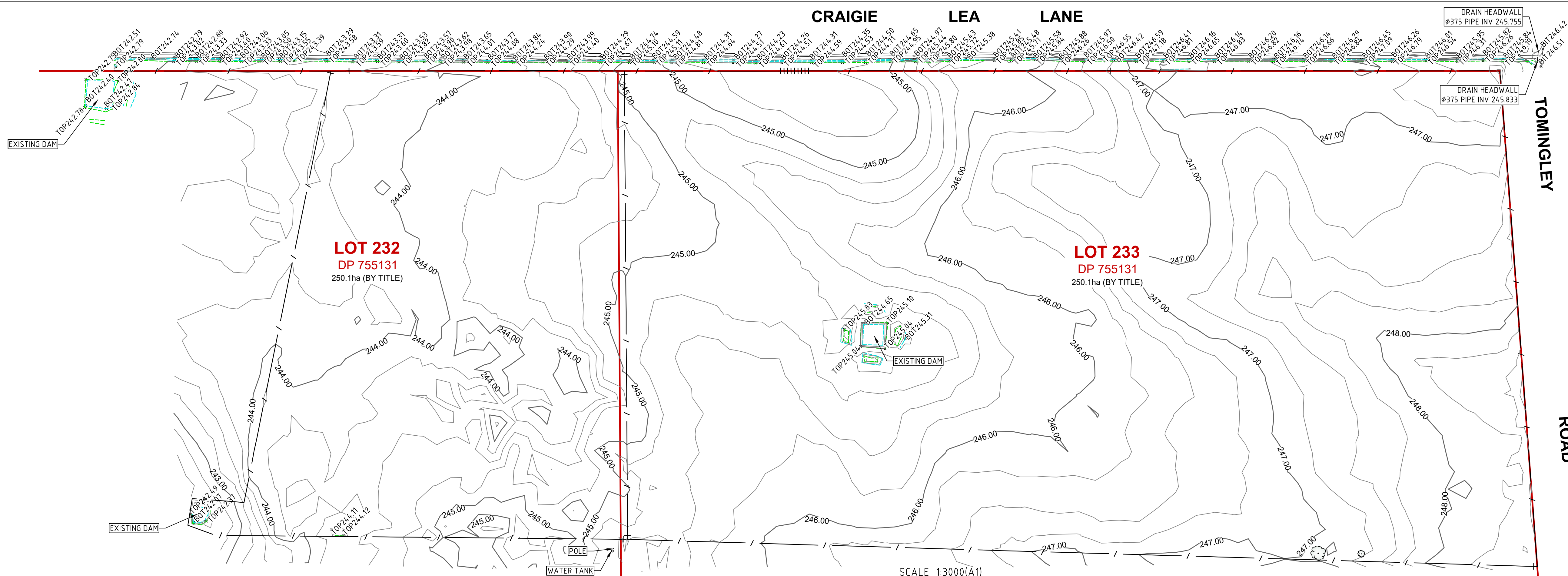
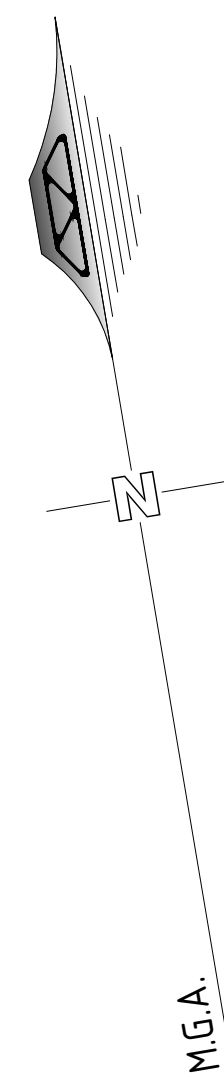
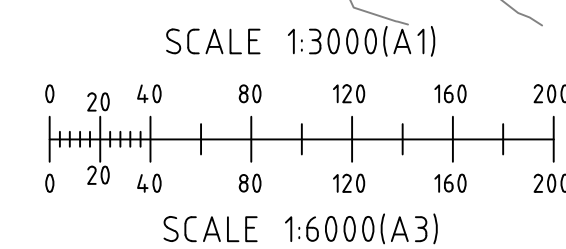


DIAGRAM 1  
REDUCTION RATIO 1:3,000 @ A1  
1:6,000 @ A3



ISSUED TO CLIENT



BARNSON PTY LTD

phone 1300 BARNSON (1300 227 676)  
email generalenquiry@barnson.com.au  
web barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev Date Description  
A 11-04-2023 ISSUED TO CLIENT

Project  
LEVEL AND DETAIL SURVEY OVER  
PART OF LOTS 232 & 233 IN DP 755131  
Site Address  
397 CRAIGIE LEA LANE  
NARROMINE NSW 2821  
Client  
NARROMINE SHIRE COUNCIL

Drawing Title	LEVEL AND DETAIL SURVEY PLAN		
Survey	RB	Original Sheet Size	A1
Drawn	JS	Revision	A
Check	RB		

Certification  
Project No  
Drawing No

40038  
L01

## Appendix D - RFS Correspondence

Narromine Shire Council  
PO Box 115  
NARROMINE NSW 2821

Your reference: N/A  
Our reference: SPI20231206000158

**ATTENTION:** Emily Walsh

Date: Monday 11 March 2024

Dear Sir/Madam,

**Strategic Planning Instrument  
Rezoning - Other  
Amendment to Narromine Local Environmental Plan 2011**

I refer to your correspondence dated 29/11/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Based on the review of information provided, no specific objections are raised on the proposed rezoning of the subject site from RU1: Primary Production to E5 Heavy Industrial subject to compliance of future development with relevant sections of *Planning for Bush Fire Protection (PBP) 2019*.

In addition to the above, following comments are provided:

- The land to the east of the Tomingley Road is considered comprise bush fire hazard as compared to managed land in submitted bush fire report. The recent aerial imagery available and the site pictures provided in the bush fire report shows presence of hazard. As such, any future development on the subject site must take this in to considerations while undertaking hazard assessment.
- The proposed rezoning permits development of hazardous developments, therefore, it must be designed and located so that it will not serve as a bush fire risk to surrounding bush and must address the requirements of section 8.3.9 of *PBP 2019*.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
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