

Manager Buildin and Development
Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720

RE: COUNCIL APPLICATIONS – PROPOSED PRIMITIVE CAMPING GROUND LOT 701 DP 1206241
GOOBARRAGANDRA ROAD, GOOBARRAGANDRA

Dear Sir,

I am writing in relation to the accompanying application in respect of Lot 701 DP 1206241
Goobarragandra Road, Goobarragandra.

I authorise MJM Consulting Engineers to act on my behalf in relation to this application, to make any
necessary enquiries and to provide additional details. Please also extend a copy of any correspondence,
including the notice of determination, to MJM Consulting Engineers.

Please send any correspondence for MJM Consulting Engineers to jenna.amos@mjm-solutions.com

Thank you in advance.



Applicant for the development:

Date:



CONSULTING ENGINEERS
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19th September 2019

Manager Planning & Development
Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720



RE: DEVELOPMENT APPLICATION AND SECTION 68 APPLICATION FOR PROPOSED PRIMITIVE
CAMPGROUND LOT 701 DP 1206241 GOOBARRAGANDRA ROAD, GOOBARRAGANDRA

Dear Sir/Madam,

We refer to the accompanying application forms, associated documents and plans for a development application and section 68 activity approval application for a proposed primitive campground at Lot 701 DP 1206241 Goobarragandra Road, Goobarragandra.

Upon receipt of this application can you please contact the applicant, Tony Pearman, via email at tony.pearman@bigpond.com to attend Council's office and sign the enclosed forms and pay the application fees. Please note that due to Mr Pearman's location, phone service is unreliable and therefore email contact is best.

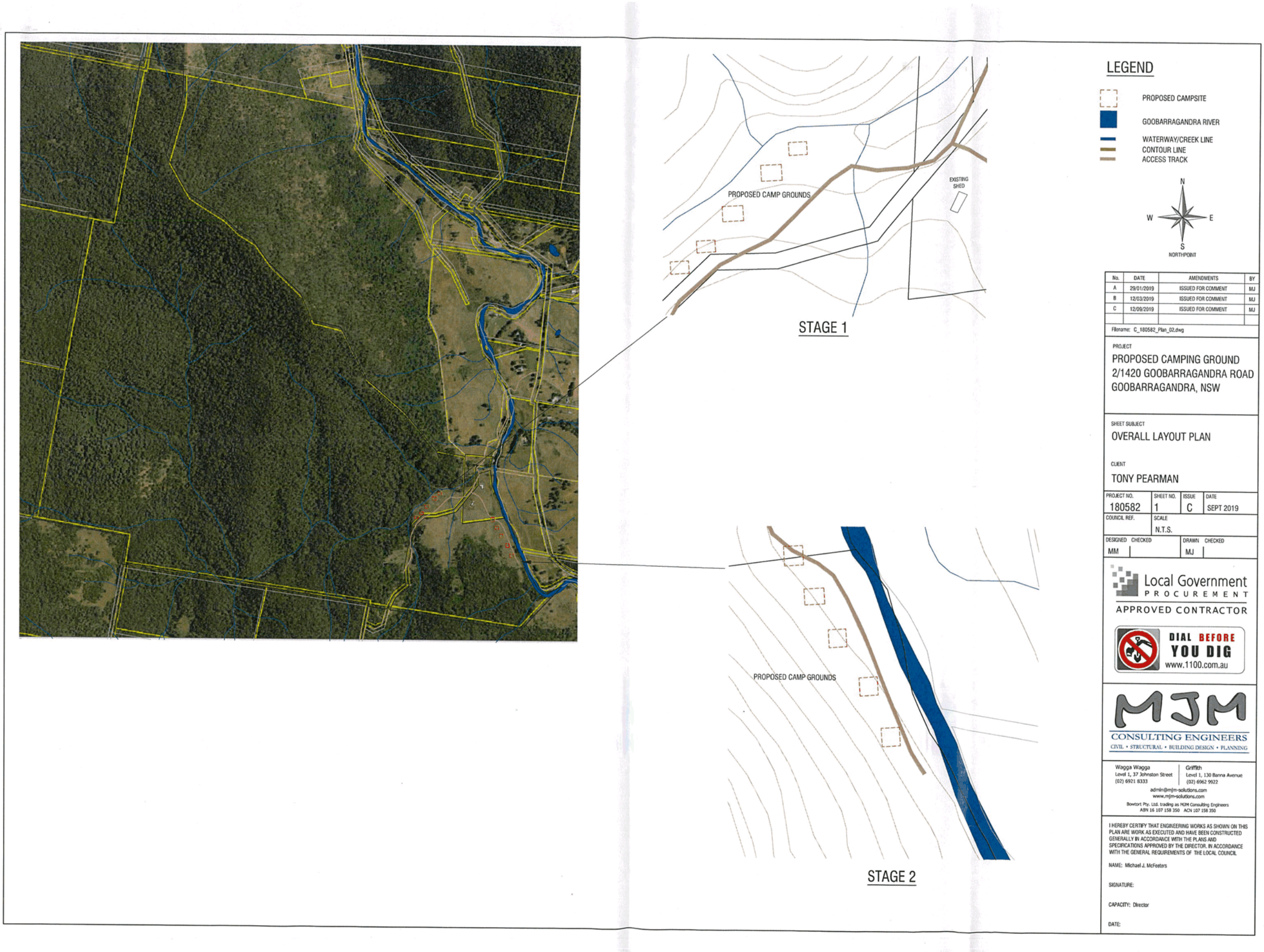
Once the application is lodged with Council, can you please ensure that a copy of all correspondence relating to this application is copied to our office, including the notice of determination.

Should you require further information in relation to the enclosed applications, please do not hesitate to contact our office on 6921 8333.

Yours faithfully,
MJM CONSULTING ENGINEERS

JENNA AMOS
Planning Manager

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2019

Proposed primitive camping ground

Lot 701 DP 1206241 Goobarragandra Road,
Goobarragandra

Statement of Environmental Effects


Prepared for T. Pearman



REPORT REFERENCE [180582]

Proposed primitive camping ground ■ Lot 701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

Document Verification Schedule

 MJM CONSULTING ENGINEERS <small>CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING</small>		Project: Proposed primitive camping ground Lot 701 P 1206241 Goobarragandra Road, Goobarragandra					
Revision	Date	Prepared By		Checked By		Approved By	
Draft	27.02.19	Name	Jenna Amos	Name	Michael McFeeters	Name	Michael McFeeters
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Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

CONTENTS

1	INTRODUCTION	3
1.1	OVERVIEW	3
1.2	SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS	3
2	DESCRIPTION	4
2.1	DEVELOPMENT SITE AND LOCALITY	4
2.2	PROPOSED DEVELOPMENT	5
2.2.1	SITE SUITABILITY	5
2.2.2	AIR AND NOISE	6
2.2.3	OPERATIONAL DETAILS	6
2.2.4	ACCESS AND TRAFFIC	6
2.2.5	SOIL AND WATER	6
2.2.6	PRIVACY AND VIEWS	7
2.2.7	ENERGY	7
2.2.8	FLORA & FAUNA	7
2.2.9	HERITAGE	7
2.2.10	WASTE	8
3	PLANNING PROVISIONS	9
3.1	STATE ENVIRONMENTAL PLANNING POLICIES	9
3.2	TUMUT LOCAL ENVIRONMENTAL PLAN 2012	9
3.3	TUMUT SHIRE DEVELOPMENT CONTROL PLAN 2011	15
4	STATEMENT OF ENVIRONMENTAL EFFECTS	17
5	CONCLUSION	18
6	APPENDICES	18
	APPENDIX A: AHIMS SEARCH UNDERTAKEN 1 ST MARCH 2019	
	APPENDIX B: BUSHFIRE HAZARD ASSESSMENT REPORT PREPARED BY ENVIROTECH CONSULTING GROUP	
	APPENDIX C: EMERGENCY MANAGEMENT AND EVACUATION PLAN PREPARED BY ENVIROTECH CONSULTING GROUP	

1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of (the client) to form part of a Development Application for a proposed primitive camping ground at Lot 701 DP 1206241 Goobarragandra Road, Goobarragandra (the site). An aerial image of the development site and surrounds is provided in Figure 1 below.



Figure 1: Aerial Image of the development site and surrounds (Source: <https://maps.six.nsw.gov.au>)

The property is currently utilised for residential purposes. The proposal involves the establishment of a primitive camping ground, specifically 2 designated camping areas including a total of 10 allocated camping sites.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the Environmental Planning & Assessment Act 1979.

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as Lot 701 DP 1206241 Goobarragandra Road, Goobarragandra and is not encumbered by any easements. It is, however, separated by a crown road which runs north to south on the eastern portion of the property.

As shown in Figure 2 below, the site is irregular in shape and is approximately 535Ha in size.

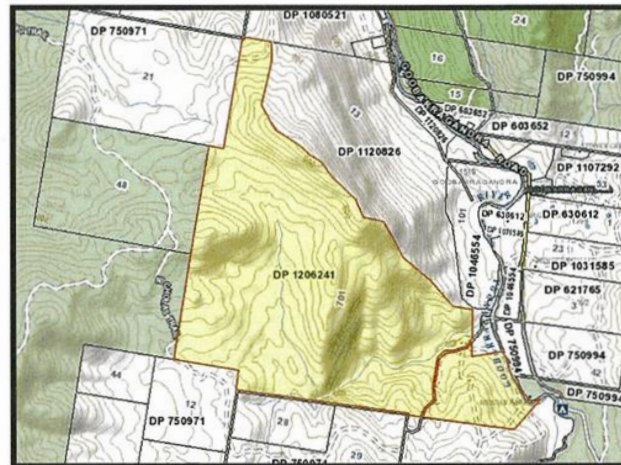


Figure 2: Locality Plan (Source: <https://maps.six.nsw.gov.au>)

The development would be concentrated in the areas of the site identified in the figure below.



Figure 3: Approximate development area (Source: <https://maps.six.nsw.gov.au>)



Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

The site does not have road frontage however is accessed from Goobarragandra Road via a right of carriageway over Lot 23 DP 1031585 Goobarragandra Road, a Crown road and Lot 100 DP 1046554, respectively.

The site contains an existing dwelling and shed and a large area of mature vegetation however the development is proposed within relatively clear areas of the site. Vegetation will not be required to be removed to facilitate the camping areas.

The site is categorised as being bushfire prone and flood prone according to Snowy Valley Council records.

2.2 PROPOSED DEVELOPMENT

The development proposal is for two designated camping areas on the property which would accommodate 10 individual camping sites in total. The campground would operate all year round and would be marketed towards self-sufficient 4wd vehicles only due to terrain constraints. It is intended that campers would be self-sufficient in that they would bring all necessary items for camping on the property. Camping, fishing and hiking would be encouraged with specific 4wd activities not permitted. Pets, within reason, would be welcome to accompany guests.

The camping ground would be advertised via the local tourism office, the creation of a website and via Youcamp.com which is an airbnb style setup for camping on private land. The owner of the property, who resides within the residential dwelling on the site, would be on site for the duration of stays.

The proposed camping areas are relatively level or gently sloping, and are relatively clear from surrounding vegetation. The proposal does not include removal of any vegetation. Although parts of the property are subject to flooding at times, the proposed camp site locations are not flood affected.

The camp sites would be accessed by the existing property access as described previously in this report. Access tracks, both to and within the property, would be maintained to a standard to support the development. Signage would be placed at the property entrance to advise of the access route to the camp sites, and signage would also be in place advising of the bush fire risk and evacuation routes in the event of an emergency.

Potential campers would be made aware of, and would need to agree to, the terms and conditions of camping on the property. These would include 4wd vehicles only, no 4wd activities to be undertaken on the property, all campers to be self-sufficient and bring all necessary equipment and supplies for camping as no facilities are provided on the site, only campers with enclosed camp toilets are permitted, and so on.

2.2.1 SITE SUITABILITY

The site is located within the Goobarragandra valley and is currently used for residential purposes. Agricultural activities, including the grazing of cattle, have previously been undertaken on the site however this ceased in 2015. The site is approximately 535Ha in size with minimal area to be utilised by the proposed development - approximately 2 square kilometres. Although parts of the property are steeply sloped, the camping areas proposed are relatively level or only gently sloping and would easily accommodate 4wd vehicles and camping setup. Due to the surrounding landscape, the property is well suited to camping, fishing and hiking activities.

It is considered that the proposed campground would not detrimentally affect the visual setting as the scenery is the drawcard upon which the proposal is based. Given that the campground would be used on a temporary basis by clientele, it is not envisaged that the landscape would be negatively impacted in a visual sense. Further, campers would need to be self-sufficient with a philosophy of not leaving a trace on the property.

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

The property is adjoined by other rural properties and national parkland. Given that potential campers would be aware of the location, it is not anticipated that surrounding land uses would impact on the development. Due to the location and the fact that only a maximum of 10 camp sites would be available, the development is not expected to experience high usage. Two separate camping areas are proposed as each provide a different experience of the area.

The site is identified as bushfire prone, landslide risk, watercourses and terrestrial biodiversity. These hazards will be discussed further on in this report.

2.2.2 AIR AND NOISE

The camping ground will be targeted towards 4wd users who would need to be self-sufficient. Campers would be able to participate in fishing and hiking activities on the site. Dedicated 4wd activities would not be permitted.

It is anticipated that the only noise generated by the development would be that of additional traffic to and from the site. Given its location, it is not expected that campers would travel to and from the site more than once per day during a stay. The proposal has the potential for dust generation due to increased traffic on the access tracks of the site, however due to the terrain, vehicles would be travelling about the site at relatively low speeds. The access tracks would be maintained to a standard to support the development. As such, the potential for dust generation would be low.

2.2.3 OPERATIONAL DETAILS

The camping grounds would be operated by the property owner. The development would be marketed via the local tourism office, a website and potentially through the camping/farming version of AirBnB. The camp ground would be open all year round and would be pet friendly. There would not be set "check in" and "check out" times.

Signage is proposed in the form of a facility identification sign at the property entrance gate, as well as signage to identify the location of camp sites, water and general waste disposal area, access tracks and bush fire evacuation routes.

2.2.4 ACCESS AND TRAFFIC

The property is currently accessed from Goobarragandra Road via a right of carriageway over Lot 23 DP 1031585 Goobarragandra Road, a Crown road and Lot 100 DP 1046554 respectively. This access would also be used by campers. Earthworks are not considered to be required as part of the development as access tracks already exist to and about the property. These would be maintained to a standard to support the development.

Due to the location and the fact that only a maximum of 10 camp sites would be available, the development is not expected to experience high usage. It is not anticipated that campers would travel to and from the site more than once per day during a stay. Due to the terrain, all vehicle movements on the site would be at relatively low speeds. There would also be ample sight distance within the camping areas and associated access tracks for traffic conflicts to be avoided.

2.2.5 SOIL AND WATER

Water is available on the site via rainwater tanks and many natural springs which have been tested and confirmed to contain potable water.

The access bridge over the Goobarragandra River is subject to flooding, however the proposed camp grounds are not flood prone. MJM contacted Council to determine the level of flooding

affecting the bridge, however Council was unable to provide any data. We are therefore unable to comment on the accessibility of the bridge in a flood situation.

The proposal is not likely to increase erosion as the proposed camp ground areas are not heavily vegetated. The camp areas are somewhat covered in native grasses which would assist in preventing erosion. It is not expected for the areas to be used to an extent which would cause erosion.

All access tracks are free from vegetation and would be maintained to provide continued access to the development areas.

2.2.6 PRIVACY AND VIEWS

Visual privacy

Due to the location and area of the property, visual privacy is not expected to be an issue either to or from the camp grounds with neighbouring dwellings. It is anticipated that lighting would be utilised by campers to light the camp areas however it would be expected that these would be concentrated on the camp area only and would not impact on surrounding properties.

Acoustic privacy

Due to the location and area of the property, acoustic privacy is not anticipated to be an issue with the development. It is anticipated that any additional noise generated by the development would be that of additional traffic to and from the site. Given its location, it is not expected that campers would travel to and from the site more than once per day during a stay. Further, given the rural nature of the area, it is not expected that vehicle noise would be above the noise levels expected in a rural setting.

Views

The proposed development is not anticipated to impact on views from adjoining or nearby properties due to the separation between properties in the location.

2.2.7 ENERGY

It is anticipated that campers will be self sufficient and as such the camp sites would not be powered.

2.2.8 FLORA & FAUNA

Existing flora and fauna is not expected to be detrimentally affected by the proposal as all access tracks are existing and camp sites would be located within already cleared areas of the site. A search of the NSW Environment and Heritage Bionet Atlas did not identify any endangered or threatened flora or fauna within the proposed development areas.

2.2.9 HERITAGE

European heritage

A search of the NSW Office of Environment and Heritage Stage Heritage Register did not identify any items of heritage significance within the site or surrounding properties. Further, the site is not identified in Schedule 5 of the Tumut Shire Local Environmental Plan 2012 as containing any items of environmental heritage.

Aboriginal heritage

A Due Diligence assessment was undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW. Step 1 of the Due Diligence process relates to

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

whether the activity will disturb the ground surface. The proposal will not require the disturbance of the ground surface. As such, the development can proceed with caution.

Further to the above, an AHIMS search was undertaken on 1st March 2019. The search concluded that there are no Aboriginal places or sites recorded within a 200 metre radius of the property boundary. A copy of the AHIMS results are attached to this report as Appendix A.

2.2.10 WASTE

The campground would be operated with the 'leave no trace' philosophy. Any solid general waste generated by campers during their stay would be required to be collected and taken with them as necessary. Contracted skip bins would be made available on the site and the property owner would arrange for their collection as required.

All campers would be expected to be self sufficient and as such would need to bring their own enclosed camp toilet.

3 PLANNING PROVISIONS

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 below outlines the SEPPs applicable to this development.

Table 1: Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
SEPP55 – Remediation of Land	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The development site is heavily vegetated in parts however the proposed camping areas are relatively clear aside from native grasses. The site has historically been used for agricultural purposes including the grazing of cattle.</p> <p>The proposal is not seeking a change in land use to residential, educational, recreational, child care or hospital purposes. The site, nor any neighbouring sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any neighbouring sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. The current owner has no knowledge of the site having been subject to either a preliminary or detailed site contamination investigation in the past.</p> <p>The application is not seeking a change in land use. There is no information known to the property owner which suggests that land contamination may be an issue for this or adjoining sites.</p>

3.2 TUMUT LOCAL ENVIRONMENTAL PLAN 2012

The subject site is zoned RU1 Primary Production under the provisions of the Tumut Local Environmental Plan 2012 (TLEP2012), as illustrated in the below figure.

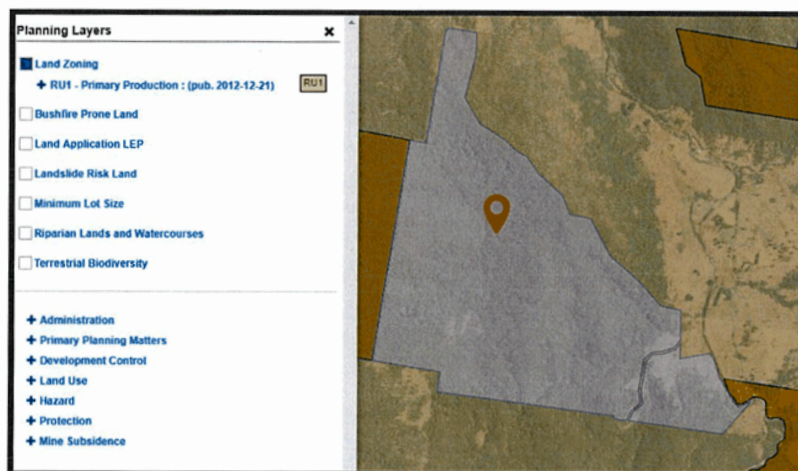


Figure 4: TLEP 2012 Zoning Map (Source: <https://www.planningportal.nsw.gov.au>)

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

Camping grounds are permitted with consent in the RU1 Primary Production zone as "any other development not specified in item 2 or 4". An extract from the Land Use Table for the RU1 zone is provided below:

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.
- To ensure development prevents or mitigates land degradation.
- To protect significant scenic landscapes.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Garden centres; Intensive livestock agriculture; Markets; Open cut mining; Plant nurseries; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Amusement centres; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Vehicle repair stations; Wholesale supplies

As shown previously in Figure 4, surrounding properties are zoned RU1 Primary Production and E1 National Parks and Nature Reserves.

The objectives of the RU1 Primary Production zone are outlined in Table 2 below.

Table 2: Objectives of the RU1 Primary Production Zone

ZONE OBJECTIVES	COMMENTS
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	This objective is not relevant to the proposal.
To encourage diversity in primary industry enterprises and systems appropriate for the area.	This objective is not relevant to the proposal.
To minimise the fragmentation and alienation of resource lands.	This objective is satisfied as the proposal would not result in the fragmentation or alienation of resource lands.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	This objective is satisfied as the proposed camping ground would not conflict with surrounding land uses which include agricultural uses such as grazing, and National Parks.
To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.	This objective is satisfied as the proposal does not involve the removal of any vegetation. The proposed camping grounds would be located in, and accessed by, existing cleared areas and existing access tracks.
To ensure development prevents or mitigates land degradation.	This objective is satisfied as the proposal would not require any earthworks.
To protect significant scenic landscapes	This objective is satisfied as the proposal does not involve any works which would impact on surrounding landscapes.

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

Table 3 below considers the clauses of the TLEP2012 applicable to the subject development.

Table 3: TLEP2012 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
CLAUSE		COMMENTS	APPLI CABLE
2.4	Unzoned Land	Not applicable	N/A
2.5	Additional permitted uses for particular land	Not applicable	N/A
2.6	Subdivision – consent requirements	Not applicable	N/A
2.7	Demolition requires development consent	Not applicable	N/A
2.8	Temporary use of land	Not applicable	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLI CABLE
3.1	Exempt development	Not applicable	N/A
3.2	Complying development	Not applicable	N/A
3.3	Environmentally sensitive areas excluded	Not applicable	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLI CABLE
4.1	Minimum subdivision lot size	Not applicable	N/A
4.1AA	Minimum subdivision lot size for community title schemes	Not applicable	N/A
4.2	Rural subdivision	Not applicable	N/A
4.2A	Exceptions to minimum lot sizes or certain rural subdivisions	Not applicable	N/A
4.2B	Erection of dwelling houses or secondary dwellings on land in certain rural and residential zones	Not applicable	N/A
4.2C	Boundary adjustments of land in certain zones	Not applicable	N/A
4.3	Height of buildings	Not applicable	N/A
4.4	Floor space ratio	Not applicable	N/A
4.5	Calculation of floor space ratio and site area	Not applicable	N/A

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

4.6	Exceptions to development standards	Not applicable	N/A
PART 5: MISCELLANEOUS PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
5.1	Relevant acquisition authority	Not applicable	N/A
5.2	Classification and reclassification of public land	Not applicable	N/A
5.3	Development near zone boundaries	Not applicable	N/A
5.4	Controls relating to miscellaneous permissible uses	Not applicable	N/A
5.6	Architectural roof features	Not applicable	N/A
5.7	Development below mean high water mark	Not applicable	N/A
5.8	Conversion of fire alarms	Not applicable	N/A
5.10	Heritage conservation	Not applicable	N/A
5.11	Bush fire hazard reduction	Not applicable	N/A
5.12	Infrastructure development and use of existing buildings of the Crown	Not applicable	N/A
5.13	Eco-tourist facilities	Not applicable	N/A
5.14	Siding Spring Observatory – maintaining dark sky	Not applicable	N/A
5.15	Defence communications facility	Not applicable	N/A
PART 6: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
6.1	Earthworks	Not applicable	N/A
6.2	Flood planning	Not applicable	N/A
6.3	Terrestrial Biodiversity	The property is identified as "Biodiversity" for the purposes of this clause as shown in the figure on the following page.	✓

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019



Figure 5: TLEP 2012 Terrestrial Biodiversity Map (Source: <https://www.planningportal.nsw.gov.au>)

		Although the site is identified as biodiversity affected, the proposed camping areas are not located within the biodiversity identified area. Further, clearing will not be required in order for the development to proceed. Therefore the development has been designed and sited to minimise any potential adverse environmental impact.	
6.4	Groundwater vulnerability	Not applicable	N/A
6.5	Riparian lands and watercourses	The property is identified as "Watercourse" for the purposes of this clause as shown in the below figure.	✓

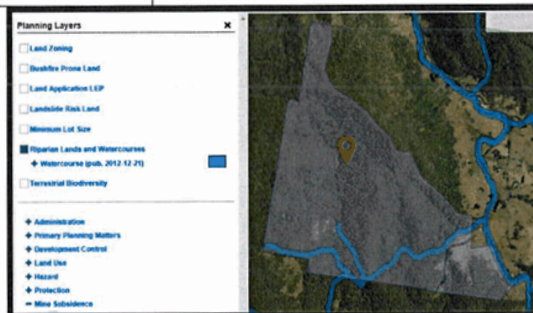
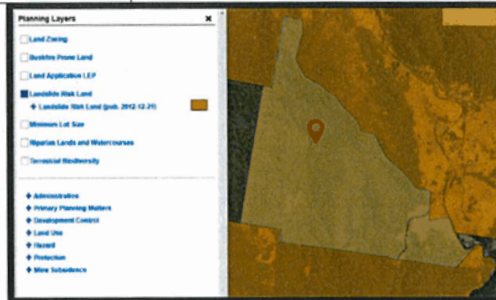


Figure 6: TLEP 2012 Riparian Lands and Watercourses Map (Source: <https://www.planningportal.nsw.gov.au>)

		<p>The proposed camp grounds would not have any adverse impact on the water quality and flows within the watercourse, aquatic and riparian species, habitats and ecosystems of the watercourse, the stability of the bed and banks of the watercourse, the free passage of fish and other aquatic organisms within or along the watercourse, or any future rehabilitation of the watercourse. The development is not likely to increase water extraction from the watercourse.</p> <p>The campground would be operated with a 'leave no trace' philosophy, therefore all waste generated by campers would leave the area with them at the end of their stay.</p>	
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Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

		The nature of the development, being use of parts of the site as camping grounds, is not likely to have any significant adverse environmental impact.	
6.6	Wetlands	Not applicable	N/A
6.7	Salinity	Not applicable	N/A
6.8	Landslide risk	The property is identified as "Landslide risk land" for the purposes of this clause as identified in the below figure.	✓

Figure 7: TLEP 2012 Landslide Risk Map (Source: <https://www.planningportal.nsw.gov.au>)

		<p>The proposed campgrounds are located on gentle slopes or relatively level areas of the property and do not require any earthworks. The campgrounds would be accessed by existing access tracks about the property which would be maintained as required to support the development.</p> <p>Stormwater and drainage would not be impacted by the development.</p>	
6.9	Airspace operations	Not applicable	N/A
6.10	Development in areas subject to aircraft noise	Not applicable	N/A
6.11	Essential services	It is anticipated that campers will be self-sufficient however water is available on the site in the form of water tanks and natural springs. Electricity would not be provided to campers. Campers would be expected to have their own enclosed camp toilet. Stormwater drainage would not be required for the proposal. Vehicular access is available via the existing access tracks to and about the property, which would be maintained as required to support the development.	✓

3.3 TUMUT SHIRE DEVELOPMENT CONTROL PLAN 2011

The development would be defined by the Tumut Shire Development Control Plan 2011 (TSDCP2011) as a "tourist facility" – "... an establishment for providing for holiday accommodation or recreation and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, marina, motel, playground, refreshment room, water sport facilities or a club used in conjunction with any such activities."

Tumut Shire Development Control Plan 2011 (TSDCP2011) controls relevant to the proposed development are discussed in the Table 4 below.

Table 4: Relevant TSDCP2011 Objectives and Standards

CHAPTER 7: RURAL TOURIST ACCOMMODATION		
PART B: DEVELOPMENT STANDARDS		
OBJECTIVE	COMMENTS	CONSISTENT
Density	The proposal involves development of a camping ground, specifically two designated areas within the property with a total of ten camp sites available. It is not considered that the proposed density would affect the character of the rural area or the amenity of surrounding residents. The development is considered appropriate for the location.	✓
Building design and site layout	No new buildings are proposed as part of the development, therefore the potential visual impact on the locality is considered minor. The proposal would not affect the rural character of the locality nor would it detrimentally affect the scenic quality of the area. The development is considered to be of a suitable scale for the locality. Campers would be expected to be self-sufficient.	✓
Access and car parking	The property is currently accessed from Goobarragandra Road via a right of carriageway over Lot 23 DP 1031585 Goobarragandra Road, a Crown road and Lot 100 DP 1046554 respectively. This access would also be used by campers. The access tracks, both to and within the property, would be maintained to a standard to support the development. Ample area is available on the site within the nominated camping sites for parking.	✓
Services	It is anticipated that campers will be self-sufficient however potable water is available on the site in the form of water tanks and natural springs. Electricity would not be provided to campers. Campers would be expected to have their own enclosed camp toilets. Stormwater drainage would not be required for the proposal. Vehicular access is available via the existing access tracks to and about the property. The access tracks would be maintained as required to support the development.	✓
Number of guests	The proposal involves the designation of two camping areas within the site, which would support ten camp sites. It is anticipated that one vehicle would be able to utilise a single camp site, therefore a maximum of ten families could theoretically utilise the site at any one time. It is not anticipated, however, for all camp sites to be utilised at any one time. The two designated areas provide the opportunity for enjoyment of the property from two different outlooks.	✓

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

Maximum period of stay	Guests would not be permitted to stay longer than 28 consecutive days as specified by the standards in the TSDCP2011.	✓
Environmental performance	<p>As described previously in this report, the camp sites would be located on almost level or gently sloping areas of the site.</p> <p>Cut and fill is not required to facilitate the camp sites. The proposed camp sites and the access tracks are already cleared and as such vegetation will not be removed as part of the proposal.</p> <p>Campers would be expected to be self sufficient therefore sewage would be disposed of via their own enclosed camp toilets.</p> <p>Any general waste generated by campers would be removed by campers when leaving the site, and contracted skip bins would also be made available on the site by the property owner for disposal of waste as required. The skip bins would be replaced as necessary.</p> <p>Due to the proposed camp sites and access tracks already being cleared, the proposal is not expected to detrimentally affect native flora and fauna.</p>	✓
Landscaping	Landscaping is not proposed as part of the development, nor is it considered to be required considering the nature of the proposal.	N/A
Impact on rural activities in the area	<p>The development is not anticipated to prejudice operational aspects of nearby rural properties. The campground would be marketed with the rural environment as an aspect of the experience.</p> <p>Adjoining land consists of working farms however the owner intends to include details of the rural area in all marketing materials as a 'drawcard' for the development.</p>	✓
Advertising signs	Signage less than 1sqm in size is proposed within the bounds of the site to identify the campground.	✓
Aboriginal cultural heritage	<p>As discussed previously in this report, a Due Diligence assessment was undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW. Step 1 of the Due Diligence process relates to whether the activity will disturb the ground surface. The proposal will not require the disturbance of the ground surface. As such, the development can proceed with caution.</p> <p>Further to the above, an AHIMS search was undertaken on 1st March 2019. The search concluded that there are no Aboriginal places or sites recorded within a 200 metre radius of the property boundary. A copy of the AHIMS results are attached to this report as Appendix A.</p>	✓
Bushfire hazards	<p>A Bushfire Hazard Assessment Report and Emergency Management and Evacuation Plan have been prepared by Envirotech Consulting Group and are attached to this report as Appendix B and Appendix C, respectively.</p> <p>The development would comply with all recommendations contained in the assessment. Further to this, the campground would not be in use in catastrophic fire danger rating conditions.</p>	✓
Flooding hazard	Access to the development site is gained via two bridges, one over Goobarragandra River and another over Stinking Creek. MJM requested flood levels from Council to assess the availability of flood free access to the site however Council was unable to provide any	✓ Variation is sought

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

	information. We are therefore unable to confirm if flood free access is able to be provided to the development.	
Good ongoing management	Due to the nature of the development, being a 4wd accessible, small scale primitive camping ground, it is considered that all aspects of good ongoing management have been discussed previously in this report.	✓

4 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in Table 5 below.

Table 5: Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
CONTEXT AND SETTING	The development is considered suitable for the rural setting. It is not expected to have any adverse impact on the locality and will contribute to tourism in the area.	Acceptable
STREETSCAPE	Parts of the development may be visible from Goobarragandra Road, however it would not detrimentally affect the streetscape.	Acceptable
TRAFFIC, ACCESS AND PARKING	Traffic, access and parking have been discussed in previous sections of this report and are considered to be acceptable given the scale, type and location of the proposal.	Acceptable
PUBLIC DOMAIN	The development will have an acceptable impact on the public domain.	Acceptable
UTILITIES	The development will not impact on existing utilities.	Acceptable
HERITAGE	The development proposal is not subject to the heritage provisions of the DCP.	Acceptable
OTHER LAND RESOURCES	The development will have no impact on other land resources.	Acceptable
WATER QUALITY AND STORMWATER	The development is not anticipated to have a detrimental impact on water quality and will not require stormwater disposal.	Acceptable
SOILS, SOIL EROSION	Erosion is not anticipated as a result of the proposal.	Acceptable
AIR AND MICROCLIMATE	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
FLORA AND FAUNA	No adverse flora and fauna impacts are anticipated. No vegetation will be required to be removed to facilitate the proposal.	Acceptable
WASTE	No construction is proposed and therefore no construction waste will be generated. Methods of waste disposal during operation have been described previously in this report and are considered suitable for the scale of the development.	Acceptable
NOISE AND VIBRATION	No adverse noise or vibration impacts are anticipated as a result of the proposal.	Acceptable
HOURS OF OPERATION	The campground would be available to campers year round, depending on the fire danger level and bushfire threat. No check in or check out times are proposed.	Acceptable
NATURAL HAZARDS (FLOOD AND BUSHFIRE)	The site is subject to both flooding and bushfire. The proposed camp sites are not located within the flood affected part of the site however additional information is required from Council to determine if the existing access is flood free in a 1:20 year event. A bushfire hazard assessment report and emergency management and evacuation plan have been prepared for the proposal. The property owner would ensure compliance with all recommendations contained within the report, as applicable.	Acceptable
TECHNOLOGICAL HAZARDS	The development is unlikely to create any technological hazards.	Acceptable
SAFETY, SECURITY AND CRIME PREVENTION	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable

Proposed primitive camping ground ■ Lot701 DP1206241 Goobarragandra Road, Goobarragandra | August 2019

SOCIO-ECONOMIC IMPACT IN THE LOCALITY	The development will increase tourism within the area, therefore resulting in positive impacts on the local economy.	Acceptable
SITE DESIGN AND INTERNAL DESIGN	Site design is considered suitable for the intended use.	Acceptable
OVERLOOKING AND OVERSHADOWING	Not applicable.	Not Applicable
LANDSCAPING	Landscaping is not proposed, nor considered necessary for the proposal.	Not Applicable
CONSTRUCTION	No construction is required.	Not Applicable
PRIVATE OPEN SPACE	Not applicable.	Not Applicable
CUMULATIVE IMPACTS	The cumulative impact of the development is considered marginal.	Acceptable
DISABLED ACCESS	Not applicable.	Not Applicable
SIGNAGE	Signage, as described previously in this report, is proposed which would be in accordance with relevant DCP controls.	Acceptable
SETBACKS AND BUILDING ENVELOPES	Not applicable.	Not Applicable

5 CONCLUSION

This SEE report has been prepared to support a development application for a primitive camping ground located at Lot 701 DP 1206241 Goobarragandra Road, Goobarragandra.

The proposal has been described and discussed in previous sections of this report, and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal satisfies the relevant and applicable State Environmental Planning Policy provisions;
- The proposal is permissible under the provisions of the Tumut Local Environmental Plan 2012 and meets the objectives of the applicable zone;
- The proposal complies with the applicable controls of Tumut Shire Council Development Control Plan No. 7 – Rural Tourist Accommodation; and
- The proposal would not have any significant adverse environmental consequences.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.

6 APPENDICES

APPENDIX A: AHIMS SEARCH UNDERTAKEN 1ST MARCH 2019

APPENDIX B: BUSHFIRE HAZARD ASSESSMENT REPORT PREPARED BY ENVIROTECH CONSULTING GROUP

APPENDIX C: EMERGENCY MANAGEMENT AND EVACUATION PLAN PREPARED BY ENVIROTECH CONSULTING GROUP



AHIMS Web Services (AWS)
Search Result

Purchase Order/Reference : 180582
Client Service ID : 403153

MJM Consulting Engineers
Level 1, 37 Johnston Street
Wagga Wagga New South Wales 2650
Attention: Jenna Amos
Email: jenna.amos@mjm-solutions.com

Date: 01 March 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 701, DP:DP1206241 with a Buffer of 200 meters, conducted by Jenna Amos on 01 March 2019.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
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ABN 30 841 387 271
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Bushfire Hazard Assessment Report

Lot 701 Goobarragandra Rd,
Goobarragandra NSW 2720

PREPARED FOR: MJM Consulting Engineers – Attn: Jenna Amos

OUR REFERENCE: 19-7802-A

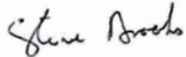
ISSUE DATE: 06/08/2019

Wastewater Management / Effluent Reuse | Contamination Investigations | Urban Salinity Investigations | Bushfire Hazard Assessments | Geotechnical Engineering Slope Stability | Sediment & Erosion Control | Structural Engineering (Design & Certification) | Flora & Fauna | Environmental Impact Assessment / Management

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2 Soft Copy (PDF, emailed)	Jenna Amos	Jenna.amos@mjm- solutions.com

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<u>DOCUMENT HISTORY</u>		
Document No.	Revision No.	Issue Date
19-7802-A	A	06/08/2019
<u>AUTHORS</u>		
Steve Brooks Grad. Dip Bushfire Planning and Design (UWS) Grad. Cert. Fire Investigation (CSU) BPAD # 40765		
		

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Table of Contents

ExecutiveSummary	Page 6
1. Introduction	Page 7
2. Purpose of the report	Page 8
3. Methodology	Page 8
4. Scope of the report	Page 9
5. Proposed Development	Page 9
6. Legislative, policy and planning requirements	Page 10
6.1 Environmental Planning and Assessment Act 1979	Page 10
6.2 Building Code of Australia	Page 10
6.3 Planning for Bushfire Protection	Page 10
6.4 Australian Standard 3959-2009	Page 10
7. Bushfire Prone Land	Page 11
8. Site Description	Page 12
8.1 Vegetation	Page 14
8.2 Effective Slope	Page 16
9. Asset Protection Zones	Page 18
9.1 Roads and Access	Page 19
9.2 Water supply, services and utilities	Page 20
9.3 Environmental Impact	Page 21
10. Site Constraints	Page 22
11. Hazard Assessment Determination	Page 23
11.1 Compliance with Australian Standard 3959-2009	Page 23
11.2 Compliance with Planning for Bushfire Protection	Page 23
12. Recommendations	Page 27
13. Conclusion	Page 27
14. References	Page 28
Appendix A	Page 29

List of Abbreviations

ABCB	Australian Building Codes Board
APZ	Asset Protection Zone
AS1596	Australian Standard 1596
AS3959	Australian Standard 3959-2009
BAL	Bushfire Attack Level
BCA	Building Code of Australia
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act 1979
FDI	Fire Danger Index
FRNSW	Fire and Rescue NSW
GDA	Geocentric datum of Australia
Ha	Hectare
IPA	Inner Protection Area
L	Litre
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metre
MGA	Map Grid of Australia
mm	Millimetre
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection – 2006
RF Act	Rural Fires Act – 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy

* *

SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

Executive Summary

Envirotech Pty Ltd has been commissioned to prepare a Bushfire Hazard Assessment Report and a Bushfire Emergency Management and Evacuation Plan for the proposed “ten primitive camping sites” to be used for visitors with camper trailers and four-wheel drive vehicles at Lot 701 DP 1206241 Goobarragandra Rd, Goobarragandra NSW 2720. The “primitive campsites” don’t involve any structures to be built as they are purely for 4 wheel-drive vehicles and camper trailers. The site comprises approximately 484Ha and the subject Lot is located within the Snowy Valleys Council LGA.

This Bushfire Hazard Assessment Report addresses matters required by *Planning for Bushfire Protection* 2018 for the proposed development as per Section 100B of the Rural Fires Act 1997 and Part 44 of the Rural Fires Regulation 2013 for the application of a Bush Fire Safety Authority.

The preparation of a Bushfire Emergency Management and Evacuation Plan aims to contribute to the preparedness and safety of occupants from bushfire attack. The Bushfire Emergency Management and Evacuation Plan will identify the steps to be followed in the event of a bushfire event.

As the proposal will not need any structures to be built, AS3959-2009 *Construction of buildings in bushfire prone areas* will not be referenced in this document but the proposal will need to meet the Performance Criteria of Section 6 Special Fire Protection Purposes (SFPP) and comply with the Bushfire Protection Measures of *Planning for Bushfire Protection* 2018 (NSWRFS).

I believe this development proposal can meet objectives and requirements of *Planning for Bushfire Protection* 2018.

It is recommended that Snowy Valleys Council and the NSW Rural Fire Service base their decision to approve the proposed “ten primitive camping sites” on the subject Lot 701 DP 1206241 Goobarragandra Rd, Goobarragandra NSW 2720, in respect to Bush Fire Requirements, on its’ merits.

1. Introduction

Envirotech Pty Ltd has been commissioned to prepare a Bushfire Hazard Assessment Report and a Bushfire Emergency Management and Evacuation Plan in support of the “ten primitive camp sites” proposed for Lot 701 DP 1206241 Goobarragandra Rd, Goobarragandra NSW 2720. The site comprises approx. 484Ha and is within a rural area of Snowy Valleys Council LGA

The site has been identified as being Bushfire Prone Land and within a Category 1 Bushfire Hazard Vegetation Zone and therefore is required to comply with relevant Bushfire Legislation.



Image 1 Location of the subject site (NSW Government 2019)

2. Purpose of the report

The purpose of this Bushfire Hazard Assessment Report is to provide the owners, consent authority and the NSW Rural Fire Service with an independent Bushfire Hazard Assessment for the subject Lot. The report makes recommendations and details how the development proposal complies/not complies with the aims, objectives and performance criteria of *Planning for Bushfire Protection* 2018.

3. Methodology

This report has been prepared to in accordance with the Site Assessment Methodology in Appendix 1 of PBP 2018 and the aims and objectives of *Planning for Bush Fire Protection* 2018.

The report addresses the following:

- A description of the property;
- The classification of vegetation out to 140 metres from the development;
- An assessment of the effective slope to 100 metres;
- Identification of any significant environmental features;
- Details of threatened species, populations, endangered ecological communities and critical habitat known to the applicant;
- Details of Aboriginal heritage known to the applicant;
- How the proposal meets the aims and objectives of *Planning for Bushfire Protection* 2018 in relation to:
 - Afford the proposed “primitive campsites” and their occupants protection from exposure to a bush fire.
 - Provide for a defensible space to be located around each primitive campsite.
 - Provide appropriate separation between a hazard and each individual “primitive campsite”, which, in combination with other measures, minimises material ignition
 - Ensure that appropriate operational access and egress for emergency service personnel and visitors is available
 - Provide for ongoing management and maintenance of Bushfire Protection Measures (BPMs)
 - Ensure that utility services are adequate to meet the needs of firefighters

4. Scope of the report

This Bushfire Hazard Assessment Report and recommendations are limited to the subject lot and the proposed development only and not neighbouring properties or lands. This report considers the current bushfire legislation, planning controls and standards for building in bushfire prone land areas.

This report is based on site plans, a site visit and relevant information from the local council and government agencies.

5. Proposed development

The proponents seek to get approval from Snowy Valleys Council and the NSW Rural Fire Service for the proposed ten “primitive campsites” at Lot 701 DP 1206241 Goobarragandra Rd, Goobarragandra NSW 2720. The “primitive campsites” don’t involve any structures to be built as they are purely for visitors with 4 wheel-drive vehicles and camper trailers.

The subject Lot is surrounded by bushland (Forest Classified Bushfire Hazard Vegetation) to the North, South and West of the proposal, both on and outside the subject Lot. To the North-East and East of the proposed “primitive campsites” is grazing land (grassland) with areas of regrowth and beyond this is bushland (Forest)

The entire subject Lot is deemed as Category 1 Bushfire Hazard Vegetation by the Snowy Valleys Council LGA Bushfire Prone Land Map. Although it must be noted that the area where the ten proposed “primitive campsites” is predominantly cleared and managed.

The proposed APZs range from approx. 33m – 133m for the five “primitive campsites” in the Southern half of the grazing/managed land and 8-17m for the five “primitive campsites” in the Northern half of the grazing/managed land.

The subject is zoned RU1 – Primary Production and the proposed development is understood to comply with the requirements of the Snowy Valleys Council LEP and DCP. The proposal constitutes Integrated Development as defined by Section 6 of PBP 2018 and as such must meet the specifications and requirements in Section 6 of PBP (NSW RFS 2018).

6. Legislative, policy and planning requirements

6.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* Section 4.46 requires that development on Bushfire Prone Land comply with *Planning for bushfire protection* (NSW RFS 2018).

6.2 Building Code of Australia

As there are no structures to be constructed in the proposal the BCA is not referenced in this Bushfire Hazard Assessment Report.

6.3 Planning for Bushfire Protection

Development applications on bushfire prone land in NSW are to satisfy the aims and objectives of *Planning for Bushfire Protection* (NSW RFS 2006). The proposed development is consistent with “Integrated Development”. Bushfire protection measures incorporated into the proposed development meet the specific objectives and performance criteria of Section 6 PBP 2018.

6.4 Australian Standard 3959-2009

As there are no structures to be constructed in the proposal AS3959-2009 is not referenced in this Bushfire Hazard Assessment Report.

7. Bushfire Prone Land

The land has been identified on the Snowy Valleys Council LGA Bush Fire Prone Land Map which covers the entire site.

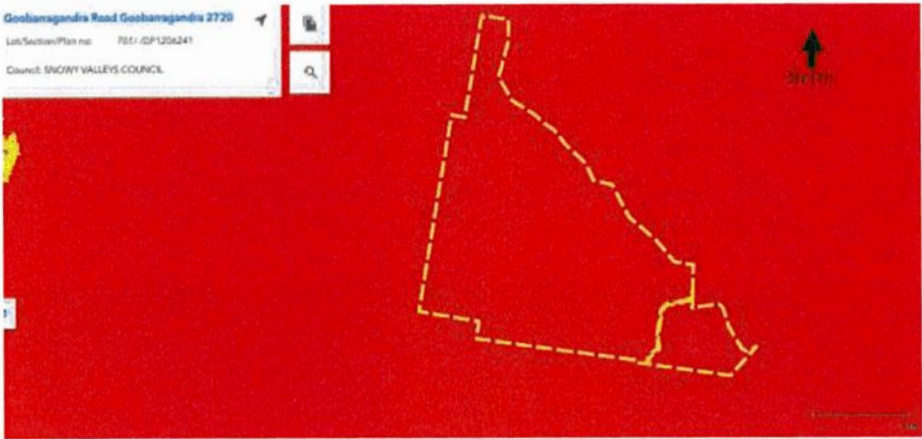


Figure 1 – Indicates that the entire subject Lot is designated as being within a Category 1 Bushfire Hazard Vegetation Zone (NSW Government 2019)

Hazard

Bushfire Prone Land

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer

8. Site description

The property is known as Goobarragandra Rd, Goobarragandra. NSW 2720 (Lot 701 DP 1206241) and is within a rural area of Snowy Valleys Council LGA. The lot has access to Goobarragandra Road which runs to the East of proposal.

Access to the site is currently via Goobarragandra Road, which is an extension of Lacmalac Road which starts within 1km of the main Tumut township. Traffic on Goobarragandra Road was minimal at the time of inspection. This road possesses bridges that only allow one-way traffic. Road within the property boundaries are not sealed.

Five of the “primitive campsites” will be on the river flats of Stinking Creek (Northern zone of cleared maintained area) whilst the other five “primitive campsites” will be on the river flats of the Goobarragandra River.



Image 2 - Provides an indication of the area of the subject Lot and the area where the ten proposed “primitive camping sites” will be located on the property (NSW Government 2019).



Image 3 – Provides and approx. location of the ten proposed “primitive campsites” (NSW Government 2019).

8.1 Vegetation

The vegetation that effects the development and is deemed the "Hazard" is mapped by Council on the applicable Bush Fire Prone Land map as Category 1 Bushfire Hazard Vegetation. The Lot is dominated by Forest Classified Vegetation with a small portion of the Lot being rated as grazing/managed land where the ten proposed "primitive campsites" will be located.

The Forest Classified Vegetation is to the North, South and West of the proposed "primitive campsites" on the subject Lot.

There is low-lying Riparian Vegetation adjacent to Goobarragandra River, which bounds the property at its Eastern most extent, and Remnant Forest Vegetation with a disturbed mid and lower stratum due to historical land management and grazing practices.



Image 4 – Indicates the Forest Classified Vegetation on the subject Lot (NSW Government 2019).

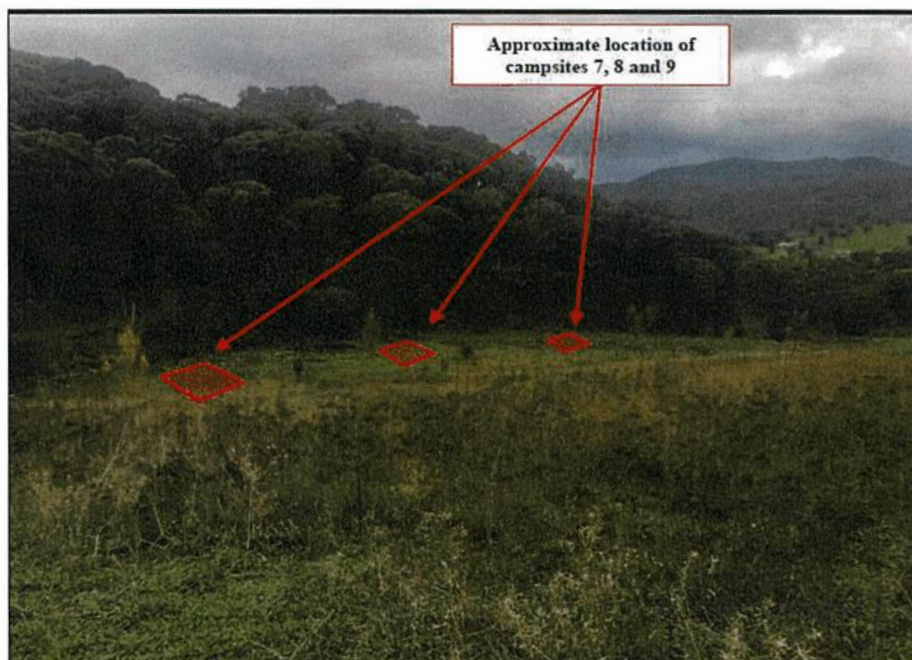


Photo 1 – Provides an example of the Forest Classified Vegetation in the distance, the vegetation on the grazing/managed land area and the approx. location of the “primitive campsites” 7,8 & 9 (Bradley Cameron 2019)

8.2 Effective Slope

The slope that would most significantly affect a bushfire is assessed for 100 metres from the building. The slope that is measured is under the hazard. The slope under the Forest Classified Bushfire Hazard Vegetation has been rated as Upslope/Flat to the North, South and West of the proposed “primitive campsites”.

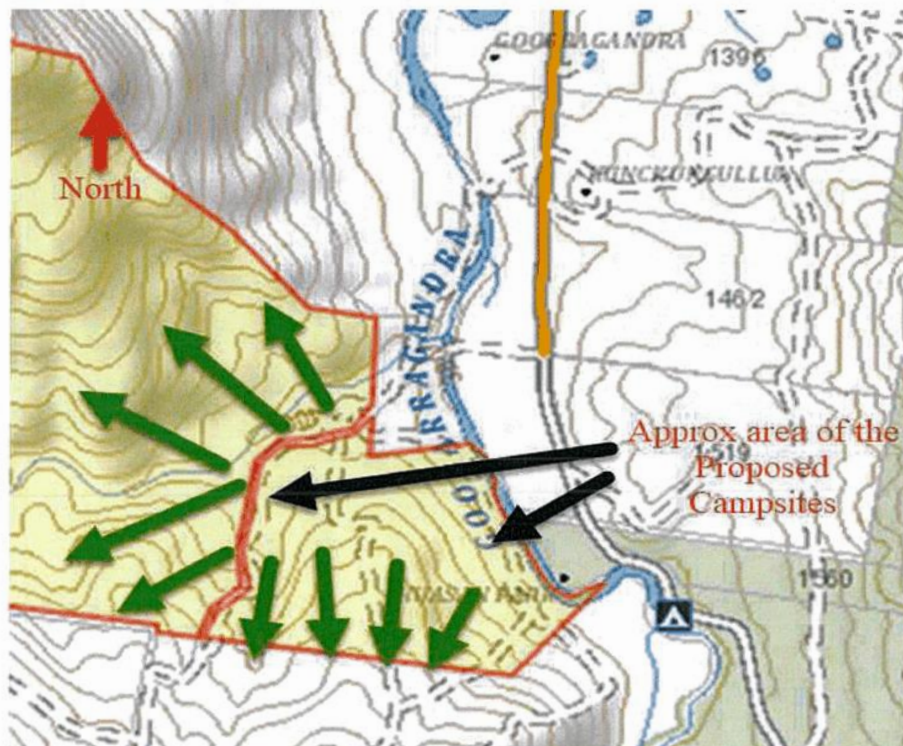


Figure 2 – Indicates the upslope/flat (Green Arrows) under the Forest Classified Bushfire Hazard Vegetation (NSW Government 2019).

Table 1 - Slope under Forest Classified Vegetation

Direction	Effective slope	Vegetation Type
North	Upslope/Flat	Forest
South	Upslope/Flat	Forest
East	Upslope/Flat	Grassland
West	Upslope/Flat	Forest

Table 2 Degree slope under the Forest Classified Bushfire Hazard Vegetation

North	South	West	East
<input checked="" type="checkbox"/> Upslope Flat	<input checked="" type="checkbox"/> Upslope Flat	<input checked="" type="checkbox"/> Upslope Flat	<input checked="" type="checkbox"/> Upslope Flat
<input type="checkbox"/> 0-5	<input type="checkbox"/> 0-5	<input type="checkbox"/> 0-5	<input type="checkbox"/> 0-5
<input type="checkbox"/> 5-10	<input type="checkbox"/> 5-10	<input type="checkbox"/> 5-10	<input type="checkbox"/> 5-10
<input type="checkbox"/> 10-15	<input type="checkbox"/> 10-15	<input type="checkbox"/> 10-15	<input type="checkbox"/> 10-15
<input type="checkbox"/> > 15-20	<input type="checkbox"/> > 15-20	<input type="checkbox"/> > 15-20	<input type="checkbox"/> > 15-20

9. Asset Protection Zones

Asset Protection Zones (APZ) in Forest Classified Vegetation formations may be maintained as Outer and Inner protection areas. Outer protection areas may account for the outer 10m of the APZ.

Asset protection zones will be managed in accordance with the requirements of Appendix 4 of PBP 2018

For the purpose of this Bushfire Hazard Assessment PBP 2018 doesn't have any Performance Criteria nor Acceptable Solutions for "primitive campsites.

Table 3 Asset Protection Distances for Forest Classified Vegetation

Direction/Aspect	Effective slope	Current APZ	Vegetation Classification	Distance required by PBP	Compliance
North	Upslope/Flat	8-17m	Forest	N/A	Yes
South	Upslope/Flat	33m	Forest	N/A	Yes
East	Upslope/Flat	35m	Grassland	N/A	Yes
West	Upslope/Flat	99-173m	Forest	N/A	Yes

The implementation and maintenance of Asset Protection Zones aims to prevent the spread of fire within and across property boundaries. Landscaping will be managed adjacent to all proposed "primitive campsites" to maintain a defensible space for property protection and to prevent flame contact with the four wheel-drives and camper trailers.

Furthermore, the campsites would not be in operation in catastrophic, extreme or severe conditions and that should there be a bushfire threat on the property or within the area that the campers would be evacuated from the site.

Vegetation management and property maintenance is to be carried out in accordance with Appendix 4 of *Planning for Bushfire Protection* 2018.



Image 5 – Provides an indication of the APZs for the primitive campsites (NSW Government 2019).

9.1 Roads and Access

The aims of a satisfactory access are to provide safe operational access for emergency services personnel in suppressing a bushfire, while residents are accessing or egressing an area. Access for “primitive campsites” is provided in accordance with the property access requirements of Table 5.3b of PBP 2018.

The site does not have direct access from Goobarragandra Road. Access is from Goobarragandra Road via a right of carriageway over Lot 23 DP 1031585 Goobarragandra Road, a Crown road and Lot 100 DP 1046554 respectively.

All roads taken to access the front gate of the property from the Tumut township were sealed. Traffic on Goobarragandra Road was minimal at the time of inspection. Goobarragandra Rd possesses bridges that only allow one-way traffic. Roads within the property boundaries are not sealed but deemed satisfactory for firefighting vehicles.

Roads and access are considered suitable.

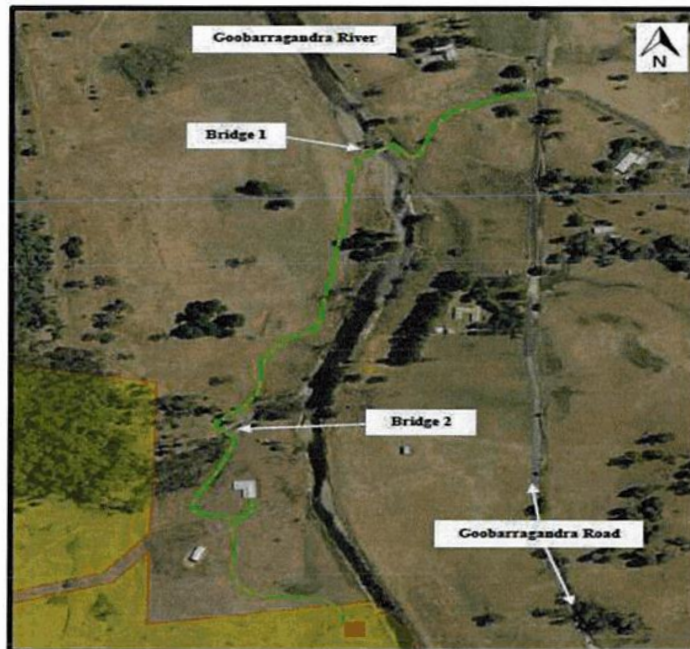


Image 6 – Indicates the access/egress routes to the proposal (NSW Government 2019)

9.2 Water supply, services and utilities

The subject Lot is not connected to reticulated mains pressure water supply. There are two 20,000L steel water tanks located adjacent to the existing shed on the subject Lot. The water tanks are upslope of both the proposed camping areas with an estimated combined volume = 40,000L.

The water tanks are connected, and one tank has a suitable connection for firefighting purposes and located within the IPA and away from the proposed “primitive campsites”. A 65mm Storz outlet with a Gate or Ball valve is provided on one of the tanks for firefighting agencies to access water for fire suppression.

Water supply is considered suitable.

There are no plans to provide the “primitive campsites” with electricity but, if supplied in the future it will be via underground transmission supply.

Electricity supply (in the future) is considered suitable.

Gas services will be located and maintained in accordance with *Australian Standard 1596: The Storage and Handling of LP Gas* and the criteria of *Planning for Bushfire Protection* (NSW RFS 2006).

Gas supply is considered suitable.

9.3 Environmental impact

The proposed “primitive campsites” are not expected to negatively impact on the environment.

10. Site constraints

Significant Environmental Features

The site does contain Terrestrial Biodiversity but is located in the Forested areas of the subject Lot and not in the grazing/managed land area where the “primitive campsites” are proposed to be located.

Threatened Species, Populations, Endangered Ecological Communities and Critical Habitat

The area where the “primitive campsites” are to be located do not contain any threatened species, endangered ecological communities nor critical habitat.

Aboriginal Heritage

The Lot has not been identified as having any items of Aboriginal Heritage located on it which would affect the proposal gaining approval.



Figure 3 – Indicates that, although the subject Lot has vegetation that is deemed as Biodiversity Vegetation, the area where the proposed “primitive campsites” will be is not designated as Biodiversity Vegetation (NSW Government 2019).

11 Hazard Assessment Determination

11.1 Compliance with Australian Standard 3959-2009

There is no Performance Criteria nor Acceptable Solutions for constructions requirements for the proposed ten “primitive campsites”. Therefore, the proposal need not meet compliance with AS3959-2009 *Construction of buildings in bushfire prone areas*.

11.2 Compliance with Planning for Bushfire Protection

The proposed development complies with the specific objectives and requirements of PBP 2018

Table 4 - Specific Objectives of PBP 2018

Objective	Details
To ensure that the bushfire risk to adjoining land is not increased.	The proposed ten “primitive campsites” does not increase bushfire risk on adjoining land.
To provide minimum defendable space.	A defendable space is provided.
To provide better bushfire protection, on a redevelopment site, than the existing situation. This should not result in any new works being exposed to a greater risk than the existing building.	N/A as the “primitive campsites” are to be utilised by visitors with four-wheel drives and camper trailers and there are no permanent habitable structures in the proposal.
To ensure that the footprint of the proposed building does not extend towards the hazard beyond existing building lines on neighbouring land.	N/A as the “primitive campsites” are to be utilised by visitors with four-wheel drives and camper trailers and there are no permanent habitable structures in the proposal
To not increase bushfire management and maintenance responsibilities on adjoining landowners unless they have agreed to the development.	The proposed development does not increase hazard or bushfire management responsibilities on adjoining landowners.
To ensure building design and construction enhance the chances of occupant and building survival.	N/A as the “primitive campsites” are to be utilised by visitors with four-wheel drives and camper trailers and there are no permanent habitable structures in the proposal

Table 5 - Performance Requirements of Section 6 of PBP 2018

Performance requirement chapter 6 PBP	Acceptable Solution	Compliance
<p>In relation to Asset Protection Zones:</p> <p>For Primitive camping the is no performance criteria applicable</p> <ul style="list-style-type: none"> • A defensible space is provided onsite. 	N/A	<p>The APZ is managed in accordance with the requirements of Appendix 4 of PBP 2018, and is wholly within the boundaries of the development site,</p>
<p>In relation to siting and design:</p> <p>For Primitive camping the is no performance criteria applicable</p>	N/A	<p>The “primitive campsites” are to be utilised by visitors with four-wheel drives and camper trailers and there are no permanent habitable structures in the proposal</p>
<p>In relation to construction standards:</p> <p>For Primitive camping the is no performance criteria applicable</p>	N/A	<p>The “primitive campsites” are to be utilised by visitors with four-wheel drives and camper trailers and there are no permanent habitable structures in the proposal</p>
<p>In relation to access requirements:</p> <p>Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.</p> <p>The capacity of access roads is adequate for firefighting vehicles.</p> <p>There is appropriate access to water supply.</p>	Compliance with Table 5.3b for property access roads.	<p>Complies - Access to the property is via Goobarragandra Rd which is a sealed are two-wheel drive all-weather road.</p> <p>The maximum grade for Goobarragandra Rd does not exceed 15 degrees and has an average grade of not more than 10 degrees.</p> <p>The capacity of the road surfaces and any bridges/causeways is enough to carry fully loaded firefighting vehicles</p>

Performance requirement chapter 6 PBP	Acceptable Solution	Compliance
Access roads are designed to allow safe access and egress for medium rigid firefighting vehicles while residents are evacuating.		There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available
<p>In relation to water and utility services:</p> <p>For Primitive camping: a water supply for firefighting purposes is installed</p> <p>Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings</p> <p>Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of</p>	<p>Either a reticulated water supply is provided or a 10,000 litres minimum water supply on site.</p> <p>Where practicable, electrical transmission lines are underground, and where overhead, electrical transmission lines are proposed as follows: lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas, and no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines</p>	<p>Complies – There is water supply of at least 40,000L for firefighting water supply. A 65mm Storz outlet with a ball valve is fitted to an outlet on one of the 20,000L water tanks. The water tanks are above-ground tanks and are manufactured from metal and an unobstructed access can always be provided.</p> <p>Electrical transmission lines will be underground if required in the future</p> <p>Gas services will be installed and maintained in accordance with the requirements of AS 1596 if proposed in the future.</p>
<p>In relation to landscaping:</p> <p>Landscaping is managed to minimize flame contact, reduce radiant heat levels, minimise embers and reduce</p>	<p>Landscaping is in accordance with 'Asset protection zone standards' Appendix 4</p>	<p>Complies – the APZ will be maintained in accordance with the standards set out in Appendix 4 of PBP 2018, i.e. the grazing/managed land area</p>

Performance requirement chapter 6 PBP	Acceptable Solution	Compliance
the effect of smoke on residents and		will have to grass maintained to a maximum height of 100mm.
A Bushfire Emergency and Evacuation Management Plan is prepared.	A Bushfire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and the Australian Standard AS 3745:2010 <i>Planning for emergencies in facilities</i> , and for proposals in isolated or remote areas which involve large travel distances through bush fire prone vegetation, the following issues should also be determined and addressed: the amount of travel likely to be generated during an emergency evacuation the capacity of the road network to facilitate safe emergency evacuation limitations/constraints inherent in the road system management of potential traffic conflicts (e.g. emergency vehicles v evacuating members of the public),	The ten proposed “primitive campsites” has a Bushfire Emergency Management and Evacuation Plan in place to deal with a bushfire emergency in the area and the safety of visitors to the subject Lot.

12 Recommendations

- A perimeter of at least 50m of the pasture surrounding each “primitive campsite”, in each aspect, be maintained to a height not more than 100mm i.e. maintain the APZs in accordance with Appendix 4 of PBP 2018.
- Access to the water tanks supplying water to firefighting agencies is satisfactorily maintained to ensure easy access in times of a bushfire emergency.
- All visitors are to be made familiar with the Bushfire Emergency Management and Evacuation Plan upon arrival.
- Ensure that the “primitive campsites” access/egress routes are maintained to ensure their capability to withstand firefighting appliances and evacuating visitors.
- Any future gas connection is installed and maintained in accordance with AS1596, metal piping should be used.
- Maintenance of landscaped vegetation is needed to ensure that access roads have a 4 metre trafficable width, and a 4 metre vertical clearance for the entire length.
- Any landscaped vegetation surrounding the access road are thinned and maintained to make the road safe for use during evacuation.

13 Conclusion

The development relates to the proposed ten “primitive campsites”, to be used by visitors with four-wheel drives vehicles and camper trailers at Lot 701 DP 1206241 Goobarragandra Rd, Goobarragandra. NSW 2720.

The land on which the property is situated is classified as Bushfire Prone Land under the *Snowy Valleys Council LGA Bushfire Prone Land Map*.

The proposed development meets the Performance Criteria and Acceptable Solutions of Section 6 – Special Fire Protection Purposes of Planning for Bushfire Protection 2018.

It is the opinion of Envirotech Pty Ltd that the proposed development, with recommendations from this Report will provide a satisfactory level of bushfire safety to the property and satisfies the requirements of the NSW Rural Fire Service and Snowy Valleys Council’s obligations for this area.

Envirotech Pty Ltd considers that Snowy Valleys Council can determine the matter as complying with the specifications and requirements of *Planning for Bushfire Protection* (NSW RFS 2018) and Section 4.14 of the *Environmental Planning and Assessment Act 1979*; and that the NSW Rural Fire Service may approve the proposed “primitive campsites” at Lot 701 Goobarragandra Rd, Goobarragandra NSW 2720 in respect to bush fire requirements.

14 References

Environmental Planning and Assessment Act 1979 (NSW).

Keith, D.A. (2004) From ocean shores to desert dunes: the vegetation of New South Wales and the ACT. Hurstville: Department of Environment and Conservation.

National Construction Code 2016, Building code of Australia, Volume 2: BCA Class 1 and Class 10 buildings. Canberra: Australian Buildings Code Board.

NSW RFS 2005, *Standards for asset protection zones*, NSW Rural Fire Service, Sydney.

NSW RFS 2018, *Planning for bushfire protection*, NSW Rural Fire Service, Sydney.

Rural Fires Act 1997 (NSW).

Standards Australia 2009a, *Construction of buildings in bushfire-prone areas*. AS 3959-2009. Available from: Standards Australia Online. [8 September 2014].

Standards Australia 2014a, *The storage and handling of LP gas*. AS 1596-2014. Available from: Standards Australia Online. [8 September 2014].

NSW Government E-Planning Spatial Viewer 2019

NSW Government Sixmaps 2019

Appendix A



Photo 2 – Indicates the entry to the property (Bradley Cameron 2019)



Photo 3 – Indicates the steel and concrete bridge that crosses the Goobarragandra River to allow access to the subject site (Bradley Cameron 2019).



Photo 4 - The steel bridge that crosses Stinking Creek to allow access to the subject site (Bradley Cameron 2019)



Photo 5 – Indicates a small creek crossing (optional) that navigates Stinking Creek to allow access to the subject Lot (Bradley Cameron 2019)

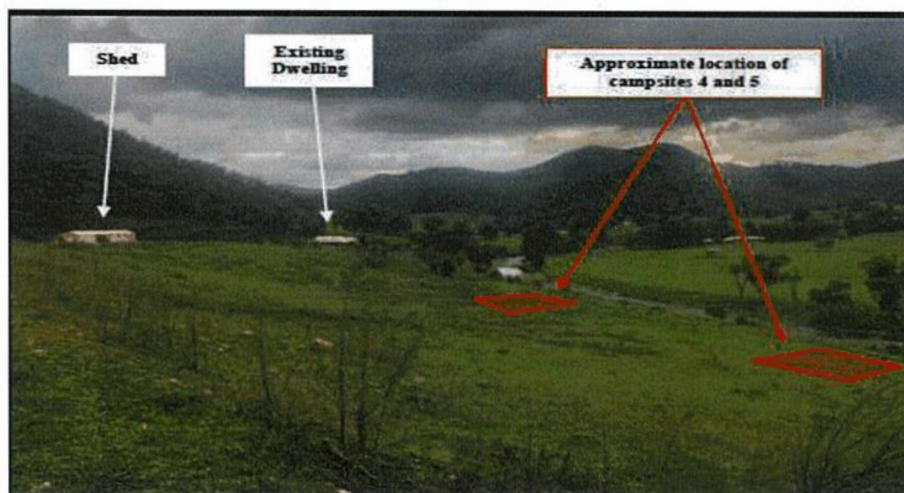


Photo 6 – Indicates the location of 2 of the 10 subject campsites in relation to the existing structures on the subject Lot (Bradley Cameron 2019)

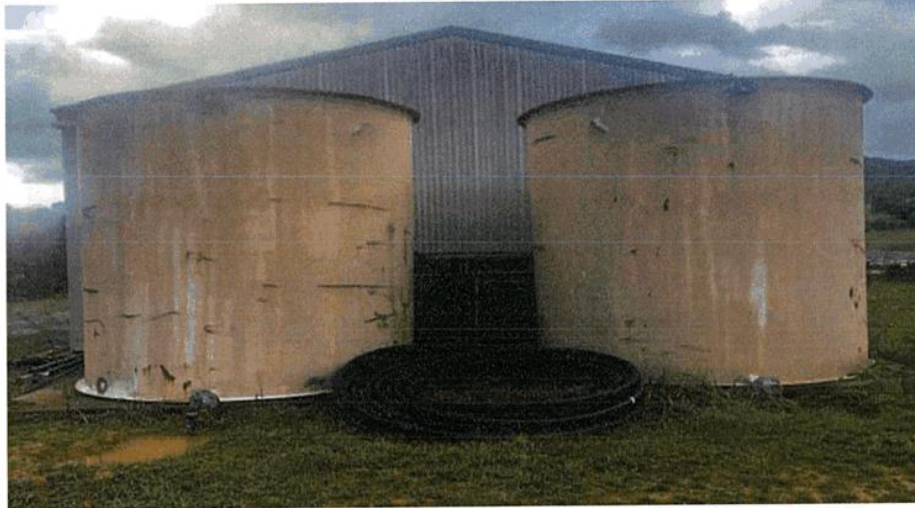


Photo 7 – Indicates Two steel water tanks located adjacent to the shed (Bradley Cameron 2019)



Photo 8 -Indicates the 65mm Storz coupling on one of the 20,000L water tanks located adjacent to the existing shed on the subject Lot (Bradley Cameron 2019)

EMERGENCY MANAGEMENT AND EVACUATION PLAN

For:

**Lot 701 DP 1206241 Goobarragandra Road,
Goobarragandra NSW**

CLIENT: MJM Consulting Engineers – Attn: Jenna Amos

REFERENCE: 19-7802-B

DATE: 22 August 2019

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DOCUMENT HISTORY

<u>Document No.</u>	<u>Revision No.</u>	<u>Issue Date</u>
REP-19-7802-B	A	22 August 2019
<u>Author</u> Steve Brooks Grad. Dip. Bushfire Planning and Design Grad. Cert. Fire Investigation BPAD # 40765		

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BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

Evacuate or Shelter-in-Place

The decision to either **EVACUATE** or **SHELTER-IN-PLACE** as the primary action under general bush fire conditions is one of the more important decisions to be made. This decision needs to be based upon a good understanding of the location, occupants and the effects of bush fire.

What is the difference between '**EVACUATE**' and '**SHELTER-IN-PLACE**'?

- **Evacuation** is the process of moving people from where they are staying to another location some distance away from the effects of a bush fire.
 - an '**Off-Site Refuge**', is a venue at another location some distance away that can accommodate all the people being evacuated.
- **Shelter-in-Place** is the process of moving people into a place that is still at the same location in which they are staying and away from the effects of a bush fire. For example, it might be moving school children into the gymnasium or leaving them within their classrooms, moving campers into a community hall or moving occupants in to a 'common room'.
 - a '**On-Site Refuge**', is a building within the premises that can adequately accommodate the people on-site that will shelter-in-place.

Analysing the Bush Fire Situation

Are the campsites likely to be affected by radiant heat and or direct flames? ☐ Yes ☐ No

If Yes, Evacuation is more appropriate

Are there occupants that would be better suited to be moved to another location away from the smoke due to medical conditions? ☐ Yes ☐ No

If Yes, Evacuation is more appropriate

Are there adequate Asset Protection Zones and buildings away from a direct bush fire threat? ☐ Yes ☐ No

If Yes, Shelter-in-Place may be appropriate

Analysing the bush fire situation should provide an understanding of how a bush fire may affect the site and its occupants. The following questions have been provided to assist in deciding the Primary Action to either Evacuate or Shelter-in-Place.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

Premises

This plan is for: **Primitive Campsites at Goobarragandra Rd, Goobarragandra NSW 2720**

And has been designed to assist management to protect life and property in the event of a bush fire.

This Plan outlines procedures for both **SHELTER-IN-PLACE** (remaining on-site) and **EVACUATION** to enhance the protection of occupants from the threat of a bush fire.

The Primary Action to follow under normal bush fire conditions is to:
SHELTER-IN-PLACE unless the bushfire conditions are **Extreme** then **EVACUATION** will be the Primary Action

Street No & Name:	Lot 701 DP 1206241 Goobarragandra Rd,		
Suburb:	Goobarragandra, NSW	Postcode:	2720
Contact Person:			
Position / Role:	Property Owner		
Phone Number (BH):		Phone Number (AH):	
Type of Facility:	Primitive Campsite Grounds (Special Fire Protection Purpose)		
Number of buildings:	2 structures		
Number of employees:	Nil	Number of occupants:	20-40 persons
Number of occupants with 'special needs':	Up to 20 possibly (children)		

- **BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN**
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

ROLES & RESPONSIBILITIES

The following outlines who has the responsibility of implementing the Emergency Procedures in the event of a Bush Fire.

CHIEF WARDEN
(Property Owner)

Building / Area of Responsibility	Mobile Phone Number
Entire Site	

EMERGENCY CONTACTS

Name of Organisation	Office / Contact	Phone Number
NSW Rural Fire Service	Tumut Rural Fire Service	(02) 69412222 or 000
Fire & Rescue NSW	Tumut Fire Station	(02) 69471202 or 000
NSW Police	Tumut Police Station	(02) 69477199 or 000
Department of Community Services	Head Office	(02) 97162222
Snowy Valleys Council	Emergency Contact	1300 275 782
State Emergency Service	State Operations	132500
NSW Ambulance Service	Emergency Operator	000
Tumut Hospital	Switchboard Operator	(02) 69470800

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

SHELTER-IN-PLACE PROCEDURES

Evaluation of the safety of employees and occupants has determined that it would be safer for residents to **SHELTER-IN-PLACE** in a designated '**ON-SITE REFUGE**'.

The following are the designated 'On-Site Refuge' allocated within the premises.

Designated On-Site Refuge: The existing dwelling and shed

Procedures for Shelter-In-Place

Commencement of the Bushfire Danger Period

Important Note: The NSW RFS discourages the use of primitive camping grounds in high risk/isolated bush fire prone areas during periods of elevated bush fire danger. Therefore, it is recommended that the camping sites are not to be used during either Extreme or Catastrophic Fire Danger Ratings and when a Total Fire Ban is declared by the NSW Rural Fire Service.

- a) Ensure all emergency contacts are updated. Provide current site contact details to emergency services.
- b) Ensure the property owner is well versed in the emergency procedures and his/her specific roles when **Shelter-In-Place** is enacted. Provide a copy of the emergency procedures to visitors to the camping sites.
- c) Undertake a **Shelter-In-Place** drill.
- d) Undertake an inspection of the grazing/managed land areas for overgrown vegetation and dead vegetative matter and remove. Ensure that the landscape maintenance schedule is being followed. I.e. the Asset Protection Zones are being maintained and all access/egress routes are in a satisfactory condition.
- e) Ensure the Asset Protection Zones around the existing dwelling and shed are kept clear of obstacles which may hinder access to the front/rear of the site.
- f) Ensure the Asset Protection Zones around the existing shed and dwelling are maintained to a distance of at least 50m from each.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

During a Bushfire Emergency

Trigger to commence Shelter-In-Place Procedures: when there is a bushfire in Kosciuszko National Park with smoke clearly visible.

- a) Notify all visitors of the impending bushfire.
- b) Direct the visitors to the on-site **Shelter-In-Place** located at the residence and/or shed.
- c) Once the visitors are inside the **Shelter-In-Place**, account for all the visitors by ticking their name off the attendance sheet located at the existing residence on-site.
- d) Do a sweep **around the building (SHELTER)** to ensure no combustible items are within 15m of the building façades.
- e) Contact the local NSW Rural Fire Service to inquire the location, size and path of the bushfire. Provide them with the number of persons on-site, and the **Shelter-In-Place** procedure has been enacted. Inquire as to whether the local Rural Fire Service would prefer that the site be evacuated.
- f) Inform the visitors of the information provided by the NSW Rural Fire Service. Ensure the property owner has their mobile phone on them in case they need to be contacted by emergency services. Be prepared to evacuate in the case it is needed.

After the Bushfire Emergency

- a) Keep all persons inside the dwelling and/or shed as there may be spot fires in the area surrounding the dwelling and/or shed. There will be smoke which may cause respiratory problems and anxiety amongst the campers. Account for the visitors by ticking their names off the attendance sheet.
- b) The property owner is to inspect the building façade and immediate area to ensure no spot fires are evident. If safe to do so, extinguish the spot fires and if this may not be possible **evacuate** the premises to the designated Emergency Assembly Area located at the entrance to the campsites at Goobarragandra Road.
- c) Contact the NSW Rural Fire Service or fire crews in the vicinity to inquire as to whether the bushfire emergency has passed.
- d) Keep the visitors calm.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

EVACUATION PROCEDURES

Evaluation of the safety of employees and campers has determined that it would be safer for residents to **EVACUATION** to a designated '**OFF-SITE REFUGE**'.

Time required to evacuate premises:

**10-15 minutes to Stage 2
Emergency Assembly
Areas**

Designated Assembly Point(s):	Stage 1 Mustering Area – The current residence on-site
	Stage 2 Emergency Assembly Area – The exit point to Goobarragandra Rd.
	Stage 3 Primary <i>Off-Site-Refuge</i> Camp Hudson Alternate <i>Off-Site-Refuge</i> Twickenham Oval

11

Off-Site-Refuge

Name of Venue – Camp Hudson

Address of Venue – Goobarragandra Rd

Nearest cross-street – Approx, 1km South of the campsite entrance driveway

Alternate Off-Site-Refuge

Name of Venue – Twickenham Oval

Address of Venue – Broughton St, Tumut

Nearest cross-street – Clarence St, Tumut

6

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

Procedures for Evacuation

Commencement of the Bushfire Danger Period

- a) Ensure all emergency contacts are up to date. Provide current contact details to emergency services.
- b) Ensure the property owner is well versed in the emergency procedures and his/her specific roles when an **Emergency Evacuation** is required. Provide a copy of the emergency procedures to parents.
- c) Undertake an **Emergency Evacuation** drill.
- d) Undertake an inspection of the building façade of the residence and shed and any bushfire protection elements (e.g. gutter guards and screens) for any damage or gaps where embers and smoke may penetrate. If any are discovered, organise their repair/replacement.
- e) Undertake an inspection of the landscaped areas for overhanging branches over the building, overgrown vegetation and dead vegetative matter and remove. Ensure that the landscape maintenance schedule is being followed.
- f) Ensure the sides of the buildings are kept clear of obstacles which may hinder access to the site.
- g) Contact the NSW National Parks and Wildlife Service and Snowy Valleys Council to ensure their availability of both the Primary and Secondary **Off-Site-Refuges** in a bushfire emergency.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

During a Bushfire Emergency

Trigger to commence Evacuation Procedures: When a bushfire is seen to be approaching the camping sites or on advice by emergency services to **evacuate**.

- a) If the decision is made to **evacuate**, ensure this is decided early and not to wait until a bushfire is upon the campsites.
- b) The property owner is to inform the campers of the decision to **Evacuate** the campsites and to prepare to evacuate.
- c) Usher the campers to the Stage 1 Mustering the existing dwelling. **Account for their presence** by ticking their name off the attendance sheet. Ensure a First-Aid Kit is collected and taken to the **Off-Site-Refuge**.
- d) Ask the campers to follow in their vehicles to the Stage 2 Emergency Assembly Area located at the entrance to the site at Goobarragandra Rd.
- e) Ensure the property owner has their mobile phone on them in order to receive calls from emergency services.
- f) Ask the campers to form a convoy in their vehicles and follow the **WARDEN** to the primary or secondary **Stage 3 Emergency Off-Site-Refuge** in their vehicles. Ensure that the vehicles are driven within the road rules i.e. no speeding.
- g) Contact Tumut Rural Fire Service and inform that the camping ground has been evacuated and all campers are accounted for and are heading for the elected **Off-Site-Refuge**.
- h) As much as possible, keep the campers calm and reassure them that they are safe.
- i) Once at the **Off-Site-Refuge** tick the campers name off the attendance sheet to ensure all campers are accounted for.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

After the Bushfire Emergency

- a) No person is to return to the bushfire area until advised by emergency services that it is safe to do so.
- b) If able to return to the campsite, be aware for fallen power lines and be alert as trees/branches may fall to the ground even after several hours and days after a bushfire.
- c) No person is to re-enter the campsite until advised that it is safe to do so.
- d) Undertake an inspection of the building façades and campsites and check for any damage if permitted to gain permission from the Incident Commander.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

ATTACHMENT 1: VISITORS LISTING

Name of Person	Campsite	Any Special Needs	Person Accounted For (tick)

NOTE: The use of this listing for all visitors may not be necessary in all circumstances. The property owner should determine the need for such a listing based on the needs of occupants.

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA Rd, GOOBARRAGANDRA NSW 2720

ATTACHMENT 2: VISITORS LISTING

Name of Person	Campsite	Any Special Needs	Person Accounted For (tick)

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

4 5 6

ATTACHMENT 3: SITE LAYOUT OF THE CAMPSITE



Approx. location of the ten individual primitive campsites

BUSHFIRE EMERGENCY MANAGEMENT & EVACUATION PLAN
PRIMITIVE CAMPSITES GOOBARRAGANDRA RD, GOOBARRAGANDRA NSW 2720

Attachment 4: Location of Primary and Secondary Off-Site-Refuges

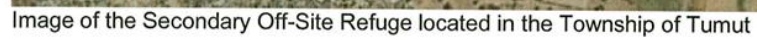


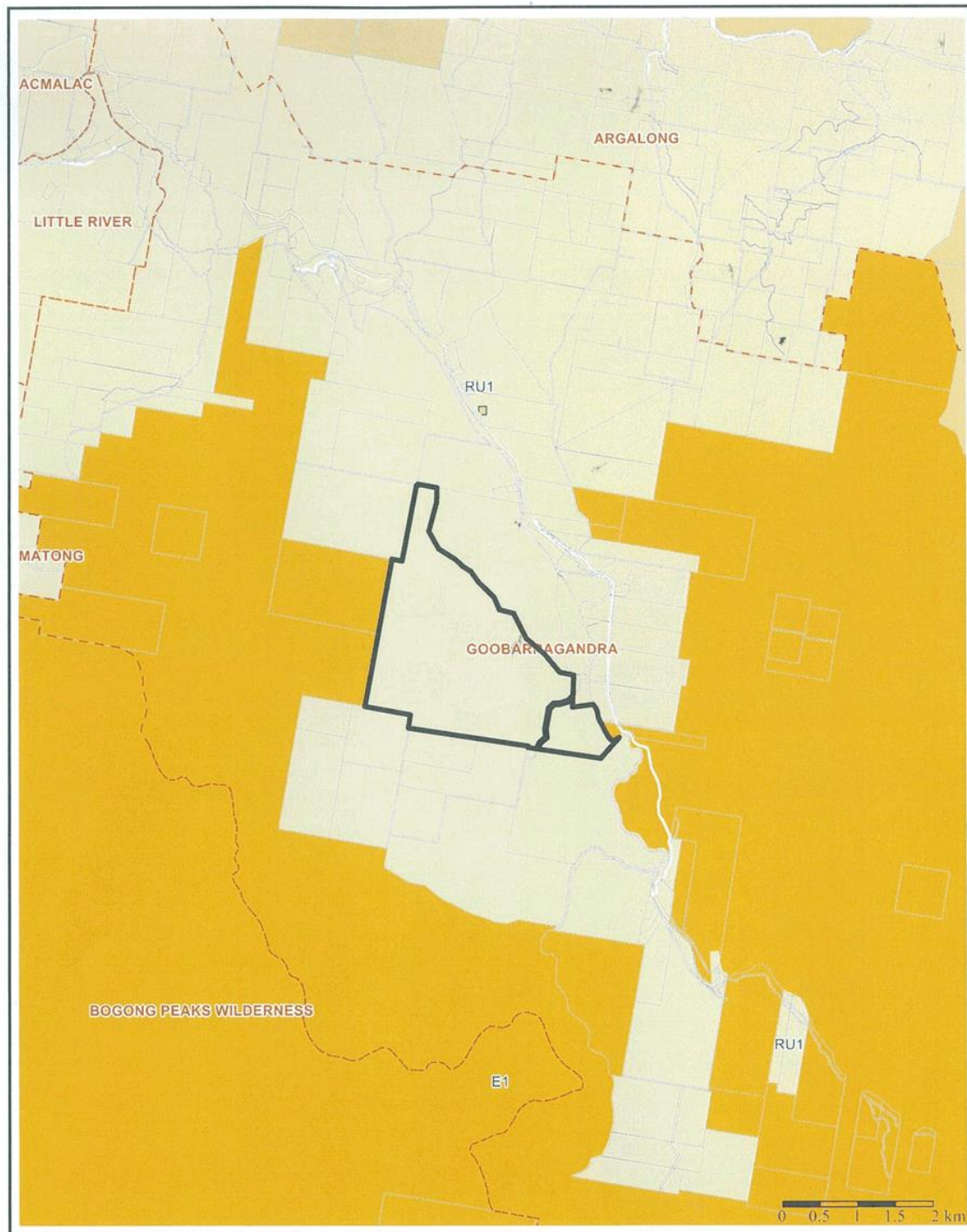
Image of the Primary Off-Site Refuge at Camp Hudson



Map Location of the Primary Off-Site Refuge at Camp Hudson

1990





76 Capper Street
TUMUT NSW 2720
Ph: (02) 6941 2555
Corner Bridge and Winton Streets,
TUMBARUMBA NSW 2653
Ph: (02) 6948 9100
Web: www.snowyvalleys.nsw.gov.au

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Department of Finance and Services,
Panorama Avenue, Bathurst, 2795.
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