



Young Shire Council

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PLANNING, ENVIRONMENT & STRATEGIC SERVICES DIVISION

FACT SHEET 10

WHAT ARE THE REQUIREMENTS FOR BUILDING IN A BUSH FIRE PRONE AREA ?

Bush Fire Prone Land

Bush fire prone land (BFPL) is assessed as being able to support a bush fire or likely to be subject to bush fire attack. To confirm whether or not your property is mapped as bush fire prone you should obtain a Section 149 Certificate.

The Young Shire Council Bush Fire Prone Land Map 2009

The Young Shire Council Bush Fire Prone Land Map 2009 was developed by Council and the NSW Rural Fire Service, in accordance with the NSW RFS 2006 Guidelines and has been certified by the Commissioner of the NSW RFS. It shows which areas are considered to be bush fire prone in Young Shire and is used by Council when considering development and planning for bushfire protection.

The Young Shire Council Bush Fire Prone Land Map is available for download, from Council's website.

Understanding the map

Bush fire prone land within Young Shire is classified as follows:

- Vegetation Category 1 (coloured orange on the map): This is the most hazardous vegetation category and contains the most dense vegetation;
- Vegetation Category 2 (coloured yellow on the map): Smaller, isolated and less-dense pockets of vegetation that are of a lesser hazard than Vegetation Category 1; and
- Vegetation Buffer (coloured red on the map): These areas adjoin either Vegetation category 1 (with a 100m buffer) or Vegetation Category 2 (with a 30m buffer).

A property in Young Shire is therefore bush fire prone if it is wholly or partly located in an orange, yellow or red area on the Young Shire Council Bush Fire Prone Land Map.

A staff member from Planning, Environment and Strategic Services is available for consultation at the Customer Service area between 9.00am and 11.00am weekdays.

At other times Council staff (particularly other professional staff such as building surveyors, planners & engineers) are available via phone or by appointment (02) 6380 1203.

Building on bush fire prone land

If any part of your property is identified as being bush fire prone then certain bush fire protection measures must be included when designing a development. These measures will vary depending on the Bush Fire Attack Level (BAL) assessment of the site, which takes into account the type of development, the degree of bush fire hazard and the distance from the hazard.

Planning for Bushfire Protection is a NSW Rural Fire Service publication that outlines the bush fire protection measures to be included when planning or modifying development in a bush fire prone area. It links the bush fire hazard for a site with appropriate bush fire protection measures.

All development applications (DAs) on bushfire prone land must be accompanied by a Bushfire Assessment Report. The assessment report determines the suitability of a proposal with regards to bushfire through consideration of the requirements contained within the *Planning for Bush Fire Protection 2006* document prepared by the NSW Rural Fire Service. A self-assessment booklet (Single Dwelling Application Kit), is available for use, and can be found on the NSW RFS website.

When an applicant lodges a Complying Development Certificate (CDC) on bushfire prone land, it must be accompanied by a Bush Fire Hazard Assessment Report prepared by an accredited bushfire consultant, and a BAL Certificate.

Integrated Development

Certain types of development on bushfire prone land are identified as integrated development and must be referred to the Commissioner of the NSW Rural Fire Service for consideration.

These types of development are identified within Clause 100B of the *Rural Fires Act 1997* and include:

- subdivision of bushfire prone land that can be used for residential or rural residential purposes
- a school
- a child care centre
- a hospital (including a hospital for the mentally ill or mentally disordered)
- a hotel, motel or other tourist accommodation
- a building wholly or principally used as a home or other establishment for mentally incapacitated persons
- seniors housing within the meaning of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- a group home within the meaning of *State Environmental Planning Policy No 9 - Group Homes*
- a retirement village
- any other purpose prescribed by the Rural Fires Regulation 2008.

Need more information ?

For more information about building in a bushfire area, please visit the NSW RFS website.

Information about clearing of vegetation for bushfire protection and 10/50 vegetation clearing entitlement areas is also available at on the NSW RFS website (www.rfs.nsw.gov.au).

Disclaimer

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Accordingly, Young Shire Council, expressly disclaim all liability for any act done, or admission made in reliance on such advice or material, and consequences of such an act or omission.