



BUSHFIRE PRONE LANDS

GUIDELINES FOR PRODUCING A BUSHFIRE PRONE LAND ASSESSMENT

If you are proposing a development on land that is identified on the Bushfire Prone Land Map for the City of Ryde you will need to submit a report prepared by a suitably qualified and experienced bushfire management expert clarifying that the development you propose conforms with the bushfire planning matters outlined in the guidelines *Planning For Bushfire Protection – 2001*.

WHAT IS REQUIRED IN A BUSHFIRE PRONE LAND ASSESSMENT REPORT?

The following matters should be considered when submitting a report to Council:

- A description of the property (including the address) subject to the development application.
- The type of proposed development (e.g. residential, commercial or integrated).
- A classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundary of the property).
- An assessment of the slope on and surrounding the property (out to a distance of 140 metres from the boundary of the property).
- Identification of any significant environmental features on the property which may affect a bushfire.
- Details of any threatened species, population or endangered ecological community occurring on the property.
- The details and location of any Aboriginal relic occurring on the property.
- A bushfire assessment of the proposed development (including the methodology used in the assessment) that addresses the following matters:
 - II An assessment of the extent to which the proposed development conforms with or deviated from the specification set out in Chapter 4 of *Planning For Bushfire Protection - 2001*. The extent to which the development is to provide for setbacks including the asset protection zones.

- II The siting and adequacy of water supplies for fire fighting.
- II The capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency (Integrated Development only).
- II Whether or not public roads in the vicinity that link with the fire trail network have two way access (Integrated Development only).
- II The adequacy of arrangements for access and egress from the development site for the purpose of an emergency response.
- II Any proposed bushfire maintenance plans and fire emergency procedures for the development site.
- II The category of bushfire attack (e.g. low, medium, high, extreme or flame zone) as determined by Table A3.3 of *Planning For Bushfire Protection - 2001* and the level of construction to be used in accordance with Australian Standards 3959-1999 in relation to the building elements in the development.

- The adequacy of sprinkler systems and other fire protection measures to be incorporated into the development (Integrated Development only).
- Has payment been included with this referral? (Integrated Development only)

WHERE CAN I FIND THE GUIDELINES PLANNING FOR BUSHFIRE PROTECTION – 2001 ?

The guidelines *Planning for Bushfire Protection – 2001* can be downloaded from the NSW Rural Fire Service website (www.rfs.nsw.gov.au) or purchased from the Department of Infrastructure, Planning and Natural Resources (02 9391 2000), if you do not have access to the Internet.

WHERE CAN I FIND A BUSHFIRE MANAGEMENT EXPERT ?

Up-to-date details of suitably qualified and experienced bushfire management experts can be obtained by contacting the NSW Rural Fire Service (02 9684 4411) or downloaded from the NSW Rural Fire Service website (www.rfs.nsw.gov.au).