



BUSHFIRE PRONE LANDS

INFORMATION SHEET

What is a Bushfire Prone Land Map?

It is a map of the City of Ryde that shows areas that are, by virtue of their proximity to a bushfire hazard, at significant risk in the event of a bushfire.

The area designated as bushfire prone also includes a buffer zone that extends beyond areas that may be directly affected by a bushfire to account for factors such as ember attack and exposure to radiant heat.

How was the Map prepared?

The map was prepared by Council staff using the bushfire mapping guidelines and expertise provided by the NSW Rural Fire Service (RFS).

Where can I View the Map?

The Map is available at Ryde Civic Centre, any of Council's Libraries or at Council's website: www.ryde.nsw.gov.au.

How will being identified as Bushfire Prone Land affect future development or building on my land?

For a proposed development to be less susceptible to damage or destruction from bushfires it may be necessary to modify the style, construction material or siting of a new building or structure.

Development proposals on bushfire prone land must address the bushfire planning matters outlined in the guidelines ***Planning For Bushfire Protection – (2001)***.

Broadly, the matters that a development must consider include:

- Access to and from the property;
- Building setbacks and the siting of buildings;
- Design and construction.

Any proposal for development on bushfire prone land that does not comply with the guidelines ***Planning for Bushfire Protection – (2001)*** must be referred to the NSW Rural Fire Service for consideration.

The guidelines ***Planning for Bushfire Protection – (2001)*** can be viewed on the NSW RFS website at www.rfs.nsw.gov.au or purchased from the Department of Infrastructure, Planning and Natural Resources – Phone: (02) 9391 2000.

The following proposals for development of bushfire prone land are integrated development for the purposes of Section 100B of the *Rural Fire Act, 1997* and must be referred to the Commissioner of the NSW Rural Fire Service before Council can approve the development:

- School;
- Childcare centre;
- Hospital (including a hospital for the mentally ill or mentally disordered)
- Hotel, motel or other tourist accommodation;
- Building wholly or principally used as a home or other establishment for mentally incapacitated persons;
- Housing for older people or people with disabilities within the meaning of SEPP 5;
- A group home within the meaning of SEPP 9
- A retirement village;
- Subdivision of Bushfire Prone Land that could be lawfully used for residential purposes.

Section 149 Planning Certificates

Under the Environmental Planning and Assessment Act 1979, Council must indicate on a Section 149 Planning Certificate whether land is bushfire prone land. A Planning Certificate is a legal document that outlines the environmental planning matters that relate to a property.

What information do I need to submit with my application?

If you are proposing a development and your land is shown as bushfire prone, then you need to submit a report prepared by a suitably qualified and experienced bushfire management expert clarifying that the development you propose conforms to the requirements of ***Planning for Bushfire Protection – (2001)***.

The report is to be accompanied by the qualifications and experience of the bushfire expert, demonstrating that you can appropriately provide the information and meet the recommendations included in the report.

A list of accredited assessors can be obtained from NSW RFS. They can be contacted on (02) 9684 4411 or www.rfs.nsw.gov.au.

Where can I find more information?

More information can be obtained by ringing Council on (02) 9952 8222, the NSW Rural Fire Service on (02) 9684 4411 or the Department of Infrastructure, Planning and Natural Resources on (02) 9762 8044. Alternatively, information can be obtained from the NSW Rural Fire Service website at www.rfs.nsw.gov.au or the Department of Infrastructure, Planning and Natural Resources website at www.planning.nsw.gov.au.