



Part E – General Controls – Environmental Controls

Chapter E16: Bush Fire Management

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1 INTRODUCTION

This chapter of the DCP provides guidance and controls for all development upon land classified as being bush fire prone within the City of Wollongong Local Government Area (LGA).

This chapter of the DCP should be read in conjunction with Wollongong Local Environmental Plan 2009 (ie including the Bush Fire Prone Maps), the NSW Rural Fire Service publication *Planning for Bush Fire Protection* 2006 and Australian Standard AS3959 – 2009 *Construction of Buildings in Bushfire-prone Areas*.

Additionally, any Development Application involving the erection of a detached dwelling-house, alterations and additions to an existing dwelling-house within bush fire prone land must also address the requirements contained in the NSW Rural Fire Service publication titled *Building in Bush Fire Prone Areas – Guidelines for Single Dwelling Development Applications*.

2 WHAT IS BUSH FIRE PRONE LAND?

2.1 General

Figure 1 illustrates the Bush Fire Prone Land map applying to the whole of the City of Wollongong-LGA. This map can be viewed on Council's website.

<http://maps.wollongong.nsw.gov.au/dekhopublic/?bookmark=Bushfire+Prone+Information>

Bush fire prone land is described as Category 1 or Category 2 vegetation. Figure 2 depicts bush fire vegetation (Category 1 and Category 2) and the associated buffer distances.

2.2 Category 1 Vegetation

Category 1 vegetation appears as orange on the map and represents forests, woodlands, heathlands, pine plantations and wetlands. Land within 100 metres of this category (indicated by the red buffer on the map) is also captured by the Bush Fire Prone Land Map due to the likelihood of bushfire attack.

2.3 Category 2 Vegetation

Category 2 vegetation appears as yellow on the map and represents grasslands, scrublands, rainforests, open woodlands and mallee. Land within 30 metres of this category (ie as indicated by the red buffer on the map) is also captured by the Bush Fire Prone Land Map due to the likelihood of bushfire attack.

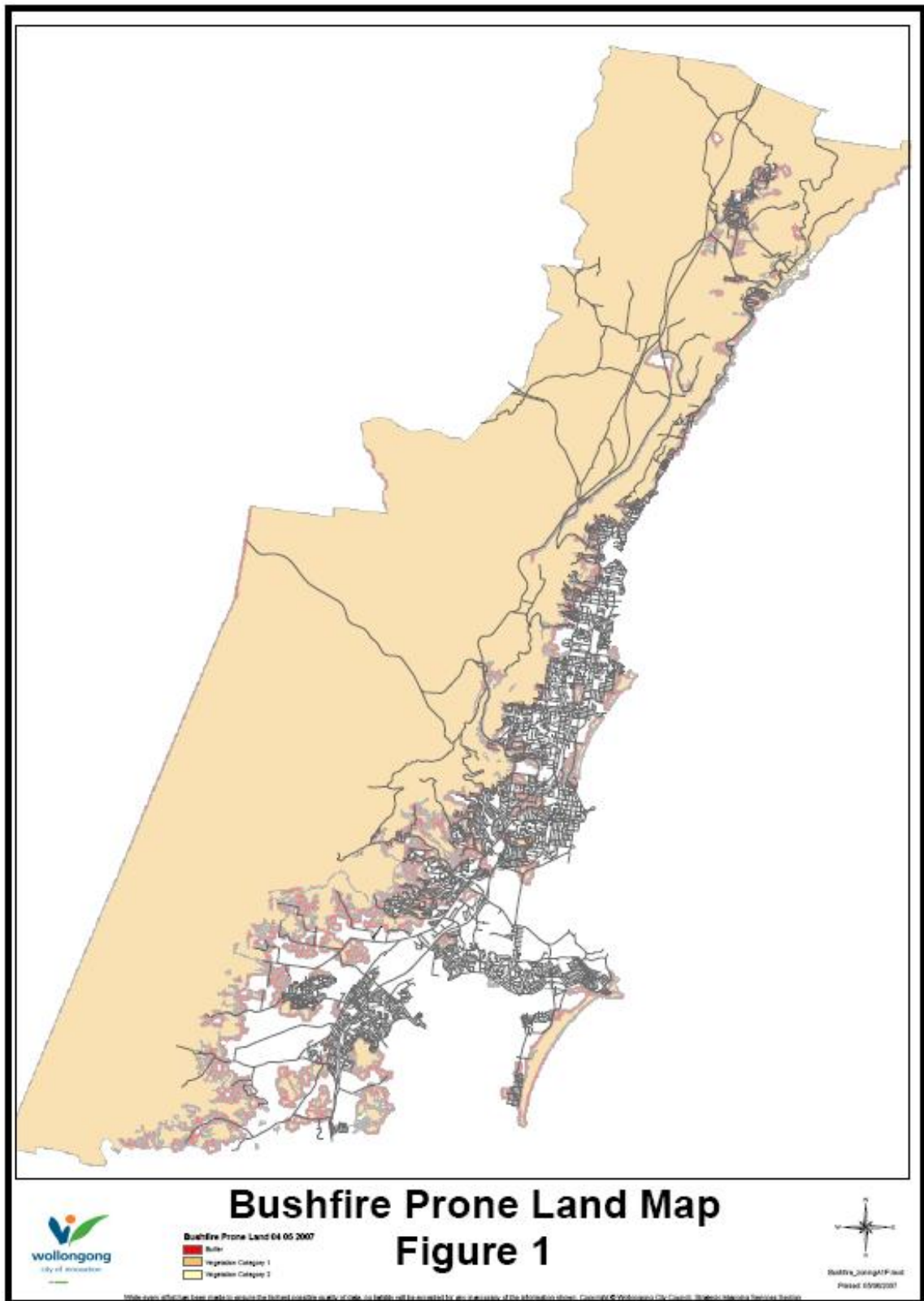


Figure 1: Bush Fire Prone Land Map

<http://maps.wollongong.nsw.gov.au/dekhopublic/?bookmark=Bushfire+Prone+Information>

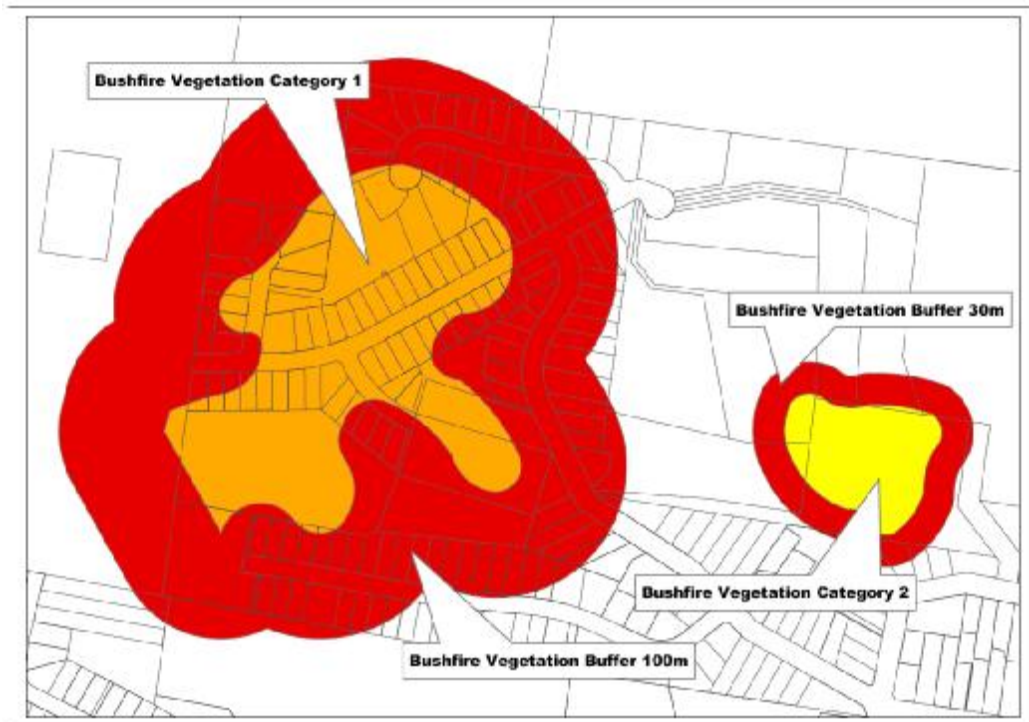


Figure 2: Vegetation Categories and Buffer Distances

3 DEVELOPMENT CONTROLS

1. If any part of a proposed development falls within an area that has been mapped as bush fire prone (Category 1, 2 or buffer), then the applicant must consider bush fire risk as part of the Development Application process.
2. The application must be accompanied by a Bush Fire Risk Assessment report.
3. The Bush Fire Risk Assessment report must be in accordance with the requirements of the *Planning for Bushfire Protection 2006* guidelines.
4. Australian Standard AS3959 – 2009 *Construction of Buildings in Bush Fire-prone Areas* and the NSW Rural Fire Service publication *Building in Bush Fire Prone Areas – Guidelines for Single Dwellings Applications* should be used for any detached dwelling-house or alterations and additions to a dwelling-house.
5. Developments that meet the acceptable solutions of the *Planning for Bush Fire Protection 2006* guidelines can be determined by the consent authority (i.e. Council).
6. Applications should include buildings that are sited and designed to minimise the risk of bush fire attack which discourages the requirement to build at BAL–Flame Zone and BAL–40. If an alternate solution is proposed or the application can not comply with the *Planning for Bushfire Protection 2006* guidelines, the application will be referred to the Rural Fire Service Fire Control Centre for comment prior to the determination of the application by Council.
7. Any proposed modification to a development consent granted for a development upon bush fire prone land must comply with the requirements of the *Planning for Bush Fire Protection 2006* guidelines and Australian Standards AS3959 – 2009 *Construction of Buildings in Bushfire-prone Areas*.

8. Any landscape plan must be prepared in accordance with Appendix 5 of the *Planning for Bush Fire Protection* 2006 guidelines.
9. The landscape plan must identify the following:
 - a. Location and species type of all existing and proposed trees and shrubs within the proposed asset protection zone(s).
 - b. Proposed trees and shrubs to be removed as part of the asset protection zone (APZ).
 - c. Proposed trees and shrubs to be retained as part of the asset protection zone (APZ).

4 INTEGRATED DEVELOPMENT

1. Bush Fire Safety Approval from the NSW Rural Fire Service, under section 100B of the Rural Fires Act 1997 is required for the following types of development:
 - a. Subdivision of land that could be used for residential or rural residential purposes.
 - b. Development of bush fire prone land for a special fire protection purpose (e.g. educational establishments, senior living self-care or residential care facilities etc.).
2. Any Integrated Development Application must be accompanied by a Bush Fire Risk Assessment report prepared by a suitably qualified bush fire consultant.
3. The Bush Fire Risk Assessment report must be in accordance with the requirements of *Planning for Bush Fire Protection* 2006 guidelines.

5 CLASS 5 – 8 BUILDINGS AND CLASS 10 BUILDINGS OF THE BUILDING CODE OF AUSTRALIA

1. The Building Code of Australia (BCA) does not provide any bush fire specific performance requirements and hence, AS3959 does not apply as a set of 'deemed to satisfy' provisions. The general fire safety provisions contained in the BCA are taken as acceptable solutions but the aim and objectives of *Planning for Bush Fire Protection* 2006 guidelines apply in relation to other matters such as access, water and services, emergency planning and landscaping/vegetation management.
2. Under Appendix 1 of the *Planning for Bush Fire Protection* 2006 guidelines, the following classes of buildings in the BCA are subject to compliance with the requirements of the *Planning for Bush Fire Protection* 2006 guidelines:
 - a. Class 5 – 8 buildings (i.e. offices, factories, warehouses, public car parks and other commercial or industrial facilities);
 - b. Class 10a Buildings (i.e. sheds); and
 - c. Class 10b Buildings (i.e. fences, retaining or free standing walls, masts, antennae, swimming pools or the like).
3. Where a Class 10a building is constructed in proximity to another residential class of building, the Class 10a building must meet the requirements of that class or be located no less than 6 metres away from the main building.
4. Class 10b buildings are required to be non-combustible and where an aboveground swimming pool is erected, it should not adjoin or be attached directly onto a wall of a building of Class 1 – 4 of SEPP Class 9.

5. In this respect, any Development Application for a Class 5 – 8 Building must be accompanied by a Bush Fire Risk Assessment report. This report must be prepared by a suitably qualified and experienced bush fire consultant.
6. Any Development Application for a Class 10 Building must be supported by a Bush Fire Risk Assessment report. This report is recommended to be prepared by a suitably qualified and experienced bush fire consultant, rather than the property owner.

6 CONSTRUCTION CERTIFICATE APPLICATIONS FOR DEVELOPMENTS WITHIN BUSH FIRE PRONE LAND

1. Construction Certificate applications for development upon land classified as bush fire prone land are assessed in accordance with *AS3959 – 2009 Construction of Buildings in Bushfire-prone Areas*. Therefore, an applicant must provide a schedule of compliance with the applicable construction standards in accordance with section 3 of AS3959. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

7 ASSET PROTECTION ZONES ON COUNCIL MANAGED LANDS

1. Generally APZs proposed on lands to be dedicated to Council will not be accepted. Where a Development Application proposes an APZ on land to be dedicated to Council, it will be assessed on a case by case basis and must have regards for/to:
 - a. Accessibility of land.
 - b. Minimisation of ongoing maintenance.
 - c. Identification of the responsible party for the identified maintenance e.g. use of positive covenants on adjoining properties.
 - d. The intended use/purpose of dedicated land. This will have bearing on acceptability of the proposal e.g. APZ on sporting fields which are maintained by Council for general public use. Natural creek lines and bushland reserves are not appropriate.
 - e. Council's preferred management option for APZs in new subdivisions is a perimeter road networks with the balance/additional APZ components within private land.

8 REFERENCE MATERIAL / DOCUMENTS

The NSW Rural Fire Service *Planning for Bush Fire Protection* 2006 guidelines and the NSW Rural Fire Service publication *Building in Bush Fire Areas – Guidelines for Single Dwelling Applications* can be viewed on the NSW Rural Fire Service website under the heading *Single Dwelling Application Kit* via the following link: http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900

The Australian Standard *AS3959 – 2009 Construction of Buildings in Bushfire-prone Areas* may be obtained from Standards Australia website at www.standards.org.au