



SECTION 100B

Integrated Development in Bush Fire Prone Areas

DEVELOPMENT REFERRAL TO NSW RURAL FIRE SERVICE

FORM

Referring authority:	Referring authority reference no:
Address:	Lot/DP:
Consultant/Applicant Name:	Consultant/Applicant phone:
Assessing officer:	Assessing officer phone:
Date of referral:	

Once ALL boxes below have been checked YES, you may forward the application to the NSW Rural Fire Service.

1. Is the proposed development located within a bush fire prone area?

Yes No

If the proposal is not mapped as bush fire prone and council has concerns regarding bush fire, the development application should be referred to the NSW RFS under *section 79C of the EP & A Act*.

2. Proposed development type:

- Residential subdivision - Torrens title
- Residential subdivision - strata
- School
- Hospital
- Hotel/Motel
- Other tourist accommodation
- Seniors Housing
- Retirement village
- Manufacture home estate
- Sheltered workshop
- Respite Care centre
- Student/staff accommodation

If you ticked one of the above boxes and replied YES to question 1, the Development Application is considered to be 'integrated development' for the purposes of *Section 100B of the Rural Fires Act 1997* and requires approval from the NSW Rural Fire Service.

3. Has payment (\$320) been included with this referral?

Yes No



Has the following information been provided by the applicant:

4. A description of the property:

Yes No

- Provide Lot No., DP of subject land,
- Proposed Lot sizes,
- Street address with locality map,
- Zoning of subject land and any adjoining lands,
- Staging issues, if relevant, and description of the proposal, and
- Aerial or ground photographs of subject land including contours along with the existing and proposed cadastre.

5. The classification of vegetation out to 140 metres from the development consistent with the identification key in PBP 2006 (page 54-55)

Yes No

6. An assessment of the effective slope to a distance of 100 metres: - the effective slope is the slope under the vegetation assessed as being a hazard in relation to the development and not the slope within the asset protection zone.

Yes No

7. Identification of any significant environmental features on the property.

Yes No

8. Details of threatened species populations, endangered ecological communities and critical habitat know to the applicant:- documentation supplied to council in relation to flora and fauna.

Yes No

9. Details of aboriginal heritage known to the applicant.

Yes No

10. A bush fire assessment that addresses:

Yes No

- Asset protection zones (including any management arrangements, any easements including those proposed on adjoining lands),
- Siting and adequacy of water supplies for fire fighting
- The capacity of public roads to handle increased volumes of traffic in a bush fire emergency
- Whether or not public roads that link with fire trails have two way access
- Adequacy of access and egress from the development site
- Proposed construction standards for building elements
- Adequacy of other bush fire protection measures incorporated into the development

11. An assessment of whether the proposal conforms or deviates from the standards, specific objectives and performance criteria set out in Chapter 4 of Planning for Bush Fire Protection 2006.

Yes No

12. Where an applicant proposes not to follow the acceptable solutions for particular bush fire protection measures, detailed evidence must be provided demonstrating compliance with performance criteria and intent of measures proposed.

Yes No

Bush Fire Planning – Urban Release Areas

13. If the proposal is for a residential subdivision, is the proposal located within an Urban Release Area as defined under Clause 273 of the EP&A Regs?

Yes No

If you answered "NO" to question 13, skip questions 14 and 15.

14. If the proposal is located within an Urban Release Area (as defined under Clause 273 of the EP&A Regs), does the applicant wish to have the subdivision plan considered and notated in accordance with Clause 273 of the EP&A Regs for the purpose of 79BA exemption?

Yes No

If you answered "NO" to question 14, skip question 15.

Has the applicant provided the following information (for Bush Fire Prone Urban Release Areas)?

15. A detailed Subdivision Bush Fire Attack Level (BAL) Plan that shows:


- The BALs that will apply to the property on completion of any clearing or revegetation proposed to be carried out as part of any subdivision and the proposed setback of vegetation, from the site showing asset protection zones
- A bush fire assessment report prepared by a bush fire consultant. This is an assessment documenting compliance with the requirements of Planning for Bush Fire Protection 2006 (PBP). This should include the following specifics:
- BAL level for all locations on all lots in accordance with PBP Addendum: Appendix 3 and Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas (AS3959-2009).
- All Asset Protection Zones (APZs) including all existing and any proposed.
- Slope survey plan showing 2 metre contours out to a minimum of 100 metres from the boundary of the proposed lots.
- Distances (in metres) from boundary of lots to each change in BAL level clearly shown for all lots.
- Where staging is proposed, BAL plans to be provided for each stage, taking into consideration timing of clearing and management of future stages.
- Areas considered to be managed land and areas considered to be a bush fire hazard.
- Evidence of how the BAL levels have been calculated should be provided to support the Subdivision BAL Plan, and
- A statement certifying how managed areas will be managed for the life of the development.

For more assistance regarding Bush Fire Prone Urban Release Areas please view the NSW RFS User Guides for URA BAL Certificates. The User Guide for applicants includes an example of a BAL Plan in accordance with the above requirements.

Any other comments regarding bush fire protection measures for proposal:

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Council assessing officer signature:

Date

 **Send to:**
Customer Service Centres, NSW Rural Fire Service, Locked Mail Bag 17, Granville NSW 2142
Or Email: csc@rfs.nsw.gov.au. For more help phone: 1300 NSW RFS
