



## FACT SHEET – BUSHFIRE AWARENESS

### What do you need to know?

Potential purchasers of lots within subdivisions should be aware of the potential bushfire risk associated with the development and how those risks may be reduced.

### What is the bushfire risk?

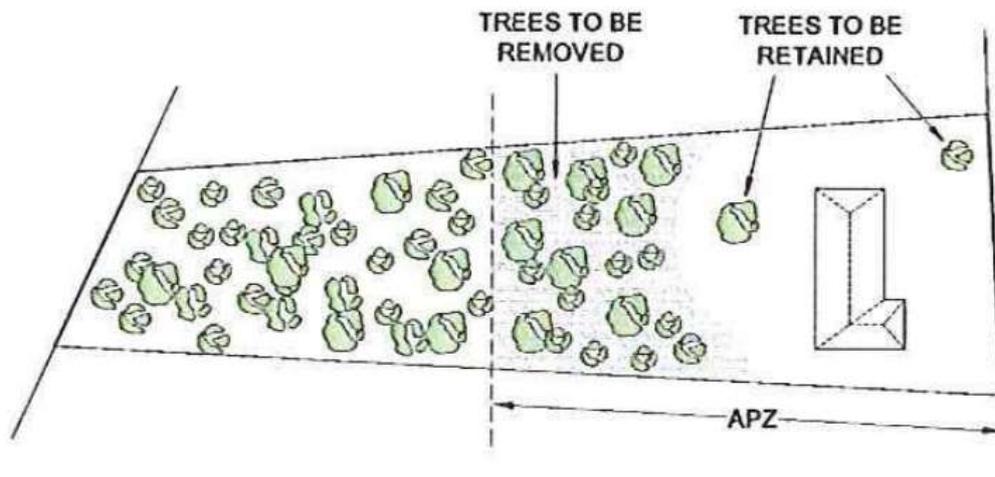
Fire is an ever-present threat in rural and inland Australia, however, options are available to reduce bushfire hazards. This Fact Sheet outlines some measures, at both the building and maintenance stages, which will lessen the potential threat to life and property from a bushfire.

### What do I have to do to reduce my risk?

"*Planning for Bush Fire Protection*" 2006 is produced by the Rural Fire Service (NSVV) to provide guidance to councils, fire authorities and developers to manage bushfire threat to homes and properties. Some of the measures recommended for this development are:

- Houses are to be built within a defined building envelope;
- "**Asset Protection Zones**" will apply around the building, the associated lot and the wider area in order to create a barrier to fire and retard a potential fire's progress. The zones require different degrees of **landscaping, water storage and access**.

Below is an example of information to be included on the site plan and submitted with a Development Application.



Lachlan Shire Council  
PO Box 216  
58-64 Molong Street, Condobolin NSW 2877  
P: 02 6895 1900  
F: 02 6895 3478  
E: [council@lachlan.nsw.gov.au](mailto:council@lachlan.nsw.gov.au)  
W: [www.lachlan.nsw.gov.au](http://www.lachlan.nsw.gov.au)



## FREQUENTLY ASKED QUESTIONS

### ***How much will it cost?***

The costs are heavily influenced by the density of vegetation and the slope of the land (bush fire risk), the proposed type of construction (e.g. single storey verses multiple storeys) and the materials required for construction.

### ***Will the measures delay my development?***

No, the measures must be incorporated with the Development Application prior to determination; therefore, there should be no delay at the proponents end.

### ***Where do I go for further information?***

Council will be able to provide you with further advice; however, if you would like to view the "*Planning for Bushfire Protection*" guidelines please visit the NSW Rural Fire Service website at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

