

# TWEED SHIRE COUNCIL

## DEVELOPMENT DESIGN SPECIFICATION

D10

# BUSHFIRE PROTECTION

VERSION 1.1

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**SPECIFICATION D10 – BUSHFIRE PROTECTION**

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**CITATION**

This document is named "Tweed Shire Council, Development Design Specification D10 - Bushfire Protection".

**ORIGIN OF DOCUMENT, COPYRIGHT**

This document was originally based on AUS-SPEC - Development Design Specification D10 - Bushfire Protection, March 2000 (Copyright SWR-TM). Substantial parts of the original AUS-SPEC document have been deleted and replaced in the production of this Tweed Shire Council Development Specification. The parts of the AUS-SPEC document that remain are still subject to the original copyright.

**VERSIONS - D10 BUSHFIRE PROTECTION**

VERSION	AMENDMENT DETAILS	CLAUSES AMENDED	DATE ISSUED (The new version takes effect from this date)	Authorised by the Director of Engineering Services
1.1	Original Version		1 July 2003	

## **DEVELOPMENT DESIGN SPECIFICATION D10**

### **BUSHFIRE PROTECTION**

#### **GENERAL**

##### **D10.01 SCOPE**

1. This specification is for the design of bushfire protection facilities required in land subdivisions and other development to protect life and property and bring a fire to a halt.
2. The specification contains procedures for the design of fire protection facilities and bushfire management and maintenance plans. Designs shall be carried out to satisfy requirements of the Rural Fires Act 1997, the Council and the guidelines published by the Department of Bushfire Services (now NSW Rural Fire Service), 2001. Consultation with Council's Fire Control Officer may be required.

##### **D10.02 OBJECTIVES**

This Specification aims to outline the requirements that will minimise bushfire hazard in developments. The requirements are particularly pertinent to rural developments but should be an integral part of urbanised development as well. The concepts proposed need to be incorporated at an early stage of development design.

***Rural  
Development  
Urban  
Development***

##### **D10.03 REFERENCE AND SOURCE DOCUMENTS**

###### **(a) Council Specifications**

C501 - Bushfire Protection (Perimeter Tracks)

###### **(b) NSW Government Legislation**

Environment Planning and Assessment Act 1979 - Section 94  
Rural Fires Act, 1997

###### **(c) NSW Government Department Publications**

Department of Bushfire Services (now NSW Rural Fire Service), 2001  
- Planning for Bushfire Protection. A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners, 2001

Department of Land and Water Conservation (formerly Land Management)  
- Soil Conservation Service 1994. Guidelines for Planning, Construction and Maintenance of Tracks.

Ministry of Urban Affairs (formerly Environment) and Planning  
- Planning Guidelines for Subdivisions in Bushfire Prone Areas, 1985.

NSW Department of Urban Affairs (formerly Environment) and Planning  
- Circular 74: Planning in Fire Prone Areas, 1984.

**(d) Other**

Board of Fire Commissioners

- Hazard Reduction for the Protection of Buildings in Bushland Areas, 1984.

Californian Department of Forestry

- Fire Safety Guides for Residential Development in California, 1980.

Insurance Council of Australia.

- Bushfire Safety in Urban Fringe Areas.

Luke, R.H.

- "Before the Fires Start."

Standards Australia DR97079 "Building in Bushfire Prone Areas" (revision of AS3959-1991)

**DESIGN CRITERIA**

**D10.04 GENERAL**

1. Subdivisions in bushfire prone areas are to be designed in accordance with Chapter 4 of "Planning for Bushfire Protection - A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners – NSW Rural Fire Service 2001"
2. The applicant is advised to consult the NSW Rural Fire Service for technical advice in relation to assessment of risk and bushfire protection of subdivisions, particularly if deemed to be an Integrated Development.
3. Asset Protection Zone including perimeter tracks shall be clearly indicated on the subdivision plan. Erosion control features and revegetation requirements shall also be indicated in the subdivision plan.

***Design reference***

***Consultation***

**D10.05 ASSET PROTECTION ZONES**

Where a bushfire hazard exists on or adjacent to the development site, as determined by the Bush Fire Threat Assessment, an asset protection zone is to be established on the hazard side of the development in accordance with Chapter 4.2 of "Planning for Bushfire Protection - A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners - NSW Rural Fire Service 2001"

***Asset Protection Zones***

**D10.06 STAGING WORKS**

Refer Section 4.4 of Chapter 4 of "Planning for Bushfire Protection - A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners - NSW Rural Fire Service 2001" for design and staging issues that need to be considered.

**D10.07 BUSHFIRE ASSESSMENT METHODOLOGY**

Refer the Glossary, Abbreviations, Terms and Acronyms of "Planning for Bushfire Protection - A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners - NSW Rural Fire Service 2001" for definitions of common bush fire terms.

***Definitions***

**SPECIAL REQUIREMENTS**

**D10.08 BUSHFIRE MANAGEMENT PLANS**

1. A Bushfire Management Plan shall be prepared for all subdivisions affected by bushfire prone areas and shall be submitted with the Development Application for the subdivision.
2. The Bushfire Management Plan shall be prepared in accordance with the principles of "Planning for Bushfire Protection - A Guide for Land Use Planners, Fire Authorities, Developers and Home Owners - NSW Rural Fire Service 2001" and shall include:-
  - (a) Objectives of plan, issues, site location
  - (b) Assessment of bushfire risk
  - (c) Subdivision design options to reduce bushfire risk
  - (d) Assessment of options including environmental assessment and selection of preferred option
  - (e) Details of preferred option. Subdivision design layout, location of perimeter roads, access tracks, asset protection zones, water sources, radiation shields, building setback requirements, required building construction levels, indicative maintenance requirements including land ownership, future maintenance responsibilities and monitoring of Asset Protection Zones.
3. A final Bushfire Management Plan, detailing the selected option is to be submitted with the Subdivision Works Construction Certificate Application.
4. A Bushfire Maintenance Manual is to be submitted with the Construction Certificate.
5. The Bushfire Maintenance Manual shall include:
  - (a) Description and location/boundaries of areas/zones and bushfire infrastructure requiring regular maintenance
  - (b) For each area/zone, infrastructure item, and equipment a detailed maintenance plan to explain
    - (i) what and when maintenance is required,
    - (ii) who has ownership of the land,
    - (iii) who is responsible for maintenance and monitoring of Asset Protection Zones and
    - (iv) how it is to be undertaken, including required machinery, equipment, methods and manpower.
  - (c) Seasonal maintenance chart to detail times each year when fuel reduction is required

***Bushfire Management Plan***

***Final Bushfire Management Plan***

***Bushfire Maintenance Manual***

**D10.09 RESERVED**

**D10.10 RESERVED**