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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

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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.

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

Department of Land and Water Conservation (formerly Land Management)

Ministry of Urban Affairs (formerly Environment) and Planning

NSW Department of Urban Affairs (formerly Environment) and Planning
(d) Other

Board of Fire Commissioners

Californian Department of Forestry

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” Design reference

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. Consultation

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.

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. Design

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.

D10.09 RESERVED

D10.10 RESERVED