



Bushfire Hazard Solutions

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ADW Johnson Pty Ltd
7/335 Hillsborough Road.
Warners Bay, NSW 2282

8th May 2023
Our Ref. 230989

Attn: Matthew London

**RE: PROPOSED SUBDIVISION
FARNELL STREET, FORBES NSW
BUSHFIRE PRONE LAND MAP STATMENT**

Dear Matthew,

The purpose of this comment is to ascertain whether or not the proposed development site at Farnell Street, Forbes is 'Bushfire Prone' and therefore required to satisfy the relevant specifications and requirements of *Planning for Bush Fire Protection 2019*.

The planning trigger in New South Wales for the consideration and application of Bushfire Protection Measures for new development is whether the site is identified on the local Council's bushfire prone land map (BPLM) as containing Category 1, 2 or 3 Vegetation or the Vegetation Buffer.

The subject site is not mapped as being bushfire prone on Forbes Shire Council BPLM and consequently the bushfire planning controls are not formally be triggered.

Further, a residential subdivision application would not be captured under section 100b of the *Rural Fires Act 1997* and subsequently the NSW Rural Fire Service would not be a consent authority.

It should however be noted that in some instances Council may still request bushfire planning be addressed under broader environmental considerations (s4.15 of the *Environmental Planning and Assessment Act 1979*).

It is important to note that in accordance with section 10.3 of the *Environmental Planning and Assessment Act 1979* BPLMs must be updated / reviewed every 5 years. It is acknowledged that Forbes BPLM is considerably older than 5 years.

When considering the characteristics of the site and the NSW Rural Fire Service publication 'Guide for Bush Fire Prone Land Mapping' (version 5b, dated November 2015) it is of our opinion that it is likely that future iterations of the BPLM will capture the site as 'bushfire prone'.

We have reached out to the NSW Rural Fire Service Development Planning & Policy department seeking clarification on whether or not there are any plans to have the map updated. The following response was received from Stephen Woodham NSW RFS Development Planning & Policy Coordinator;

We have not yet had a chance to reach out to Forbes Council about their Bush Fire Prone Land map.

At this stage there are no plans as yet for us to reach out to Forbes Council as we are still working though a back log of other maps with other Councils.

Therefore, we are not aware of any current plan to update the BPLM for Forbes Shire Council.

Prepared by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection
Diploma of Engineering.
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD46966



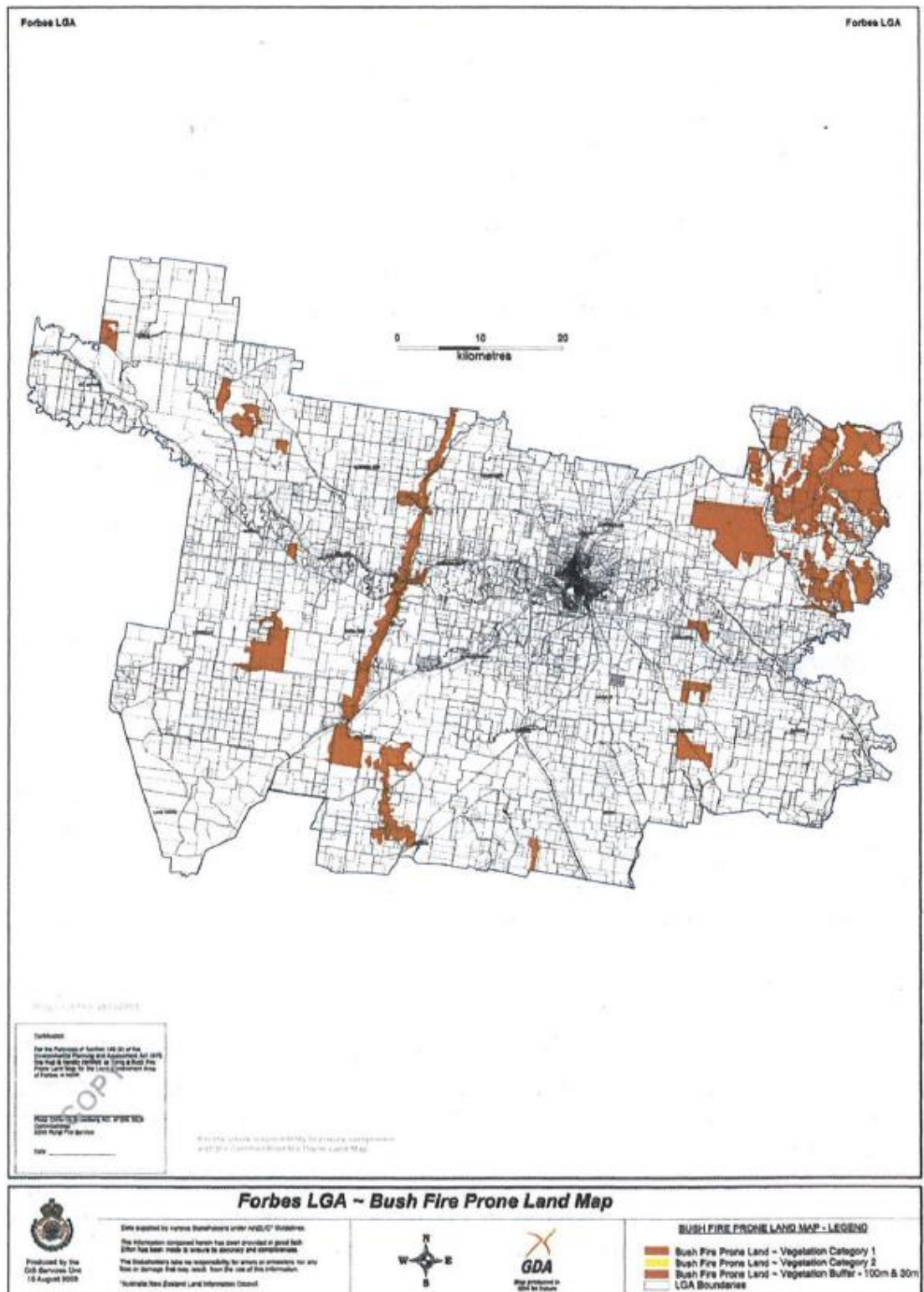


Figure 01: Forbes Council Bush Fire Prone Land Map



Figure 02: Eplanning portal Bushfire Prone Land Map

Andrew Muirhead

From: BushFire Prone Mapping <BushFireProne.Mapping@rfs.nsw.gov.au>
Sent: Friday, 5 May 2023 7:41 AM
To: Andrew Muirhead; BushFire Prone Mapping
Cc: Ian Tyerman
Subject: RE: Forbes Council Bushfire Prone Land Map Enquiry

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Andrew,

Thank you for reaching out to us.

We have not yet had a chance to reach out to Forbes Council about their Bush Fire Prone Land map.

At this stage there are no plans as yet for us to reach out to Forbes Council as we are still working through a back log of other maps with other Councils.

I know this does not answer your question properly.

Please feel free to reach out to us at any time.

Kind Regards,

Stephen Woodham | Development Planning & Policy Coordinator | Built & Natural Environment | Development Planning & Policy

NSW RURAL FIRE SERVICE

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PREPARE. ACT. SURVIVE. "PAR ONER!"

From: Andrew Muirhead <Andrew@bcbhs.com.au>
Sent: Thursday, 4 May 2023 3:07 PM
To: BushFire Prone Mapping <BushFireProne.Mapping@rfs.nsw.gov.au>
Cc: Ian Tyerman <Ian@bcbhs.com.au>
Subject: Forbes Council Bushfire Prone Land Map Enquiry

Afternoon,

We are undertaking a project in Forbes Council Local Government Area and have noted that the Bushfire Prone Land Map is older than 5 years old.

Can you please advise if there are any current reviews being undertaken or if there are any plans for the Bushfire Prone Land Map to be updated in the Forbes Council Local Government Area.

Thanks

Andrew Muirhead

Bushfire Hazard Solutions

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