camden council

Bush Fire Prone Land and Mapping Factsheet

What is Bush Fire Prone Land?

Bush fire prone land is land that can support a bush fire or land that is likely to be subject to bush fire attack. This includes most vegetated areas and land that falls within the buffer distance of that vegetation. In NSW different construction standards and development restrictions apply to land that has been identified as bush fire prone to manage the increased risk from bush fires.

Bush Fire Prone Land Map

Council is required to prepare a Bush Fire Prone Land map in consultation with the NSW Rural Fire Service (RFS) using the RFS document Guide for Bush Fire Prone Land Mapping. In accordance with legislation, this map is certified by the Commissioner of the RFS and is to be updated every five years to reflect changes in vegetation or legislation.

The current Bush Fire Prone Land map for the Camden LGA was certified by the RFS Commissioner on 7 April 2026.

The new bush fire prone land map has resulted in some additional properties being designated as bush fire prone land while some properties are no longer designated as bush fire prone land. These changes are the result of:

- inclusion of bush fire prone land where management of land has changed, or where additional vegetation has been planted; and
- removal of bush fire prone land mapping where development has resulted in clearing of land that has reduced the fire risk, for example, where residential subdivisions have occurred.

Council will be working with the RFS to update the mapping on a regular basis to ensure that changes due to urban development are reflected on the map.

Is My Property Mapped as Bush Fire Prone Land?

There are a few ways to find out if your property is identified as bush fire prone land:

- find your property on the Bush Fire Prone and Map (PDF),
- use the RFS Bush Fire Prone Land Mapping Tool,
- access the NSW ePlanning Spatial Viewer. You will need to turn on the Bush Fire Prone Land layer under the ‘Hazard’ heading, or
- apply for a Section 10.7 Planning Certificate from Council. The planning certificate will include a statement advising either that the land, or part of the land, is bush fire prone, or that the land is not bush fire prone.

What do the Colours on the Bush Fire Prone Land Map Mean?

The bush fire prone land map includes four different categories based on vegetation type and potential bush fire risk, which is based on combustibility and the likelihood of forming fully developed fires.

Vegetation Category 1 (Red)	Land considered to be the highest risk for bush fire and surrounded by a 100m buffer. Vegetation Category 1 consists of areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations
Vegetation Category 3 (Dark Orange)	Land is considered to be a medium bush fire risk. Surrounded by a 30m buffer (buffer is yellow). Vegetation Category 3 consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands
Vegetation Category 2 (Light Orange)	Land is considered to be a lower bush fire risk than categories 1 and 3. Surrounded by a 30m buffer. Vegetation Category 2 consists of rainforests and lower risk vegetation parcels, due to active management, topography, access and likelihood of fire detection by the community
Vegetation Buffer Zone (Yellow)	Area that is determined to act as a buffer to the relevant vegetation category

What if I Don't Agree with the Bush Fire Prone Land Map?

The bush fire prone land map has been produced from aerial photos. If you disagree with the mapping on your property you can contact Council to request a review. You will need to outline the reasons why you disagree taking into consideration the category of vegetation and the type of vegetation found on your property. Council will review the information in partnership with the RFS using the RFS Guide for Bush Fire Prone Land Mapping.

Are There Specific Requirements for Development on Bush Fire Prone Land?

Bush fire prone land mapping is used as a trigger for development control purposes to ensure that risks from fire are considered. It requires new development, or alterations and additions to an existing development, that requPlires the submission of a development application to meet the relevant specifications and requirements of the RFS publication Planning for Bush Fire Protection 2019. This publication also requires development to meet the requirements of *Australian Standard AS3959 - Construction of buildings in bushfire-prone areas*.

Not all development on bush fire prone land requires the submission of a development application to Council. Please refer to Council's 'Check' webpage for more information. Information on the submission requirements for complying development certificates and development applications is available on Council's website.

Further information is also available on the RFS website.

What is a Bush Fire Attack Level (BAL)?

The BAL rating is a measure of the different levels of bush fire intensity that a home may experience in a bush fire. There are 6 levels: BAL-LOW, BAL 12.5, BAL 19, BAL 29, BAL 40 and BAL FZ (Flame Zone) in order from lowest to highest risk category. The BAL rating is determined by applying the methodology in Appendix 1 of the RFS publication Planning for Bush Fire Protection 2019.

The BAL rating is not determined for your property - it must be determined based on your individual site taking into consideration:

- the region where you live,
- the type of vegetation around your property and the distance to the vegetation, and
- the slope of the ground under the vegetation.

The BAL will also vary depending on where on the site the development will be located. You can use the Single Dwelling Application Kit to assist you in determining the BAL for your home or development.

Where Can I Get Help?

It's important to note that neither Council or the RFS determine BAL ratings. To find a bushfire planning and design accredited practitioner you can search the register maintained by the Fire Protection Association Australia or visit the RFS website.

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٧٧٧٧ ٤٦٥٤ ٠٢ نيابة عنك. هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TISعلى الرقم ٤٥٠ ١٣١ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

Ove informacije su važne. Ako trebate pomoć da biste razumijeli ovaj dokument, molimo vas nazovite Službu prevoditelja i tumača (TIS) na 131 450 i zamolite ih da u vaše ime nazovu Općinu na 02 4654 7777.

German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείστε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajnuna biex tifhem dan id-dokument jekk jogħġbok ċempel it-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 f'ismek.

Serbian

Ове информације су важне. Ако вам треба помоћ да бисте разумели овај документ, молимо вас да назовете Службу преводилаца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídales que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

Ang impormasyong ito ay mahalaga. Kung kailangan mo ng tulong upang maintindihan ang dokumentong ito mangyari lamang na tawagan ang Serbisyo para sa Pagsasaling-wika at Pang-interpreter (TIS) sa 131 450 at hilingin sa kanila na kontakin para sa inyo ang Konseho sa 02 4654 7777.

Chinese

這是一份重要的資料。如果您在了解這份文件方面需要幫助，請致電 131 450聯絡翻譯及傳譯服務 (TIS)，然後要求代致電 02 4654 7777聯絡市議會。