

**LOTSEARCH REFERENCE**

Sample03 BR

**REPORT DATE**

29 Feb 2024 16:43:27

**CLIENT ID**

Client01

**ADDRESS**

10 Gore Lane, Kirrawee, NSW 2232

**SITE AREA**

577m<sup>2</sup>

**COUNCIL**

Sutherland Shire Council



**LOTSEARCH**  
ENVIRONMENTAL

**LOT/PLAN**

Lot 13, DP230820

**Bushfire Risk Search****Disclaimer:**

The purpose of this report is to provide a summary of publicly available bushfire information affecting the site as defined by the boundary shown on the maps within this report.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of bushfire risk at the site or the desirability or market value of the property or its features.

You should obtain independent advice from a suitably qualified consultant or advisor before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.

Natural hazard reporting and mapping by public authorities is constantly changing. This report is based on data listed in Report Datasets and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.



## Bushfire Risk Search

### Bushfire Risk Summary

Bushfire is a major natural hazard in many parts of Australia. The existence of bushfire hazards at a site could have a range of potential site impacts, including:

- how land can be used or developed;
- requirements under planning and building regulations;
- availability and cost of insurance; and
- threats to human safety and biodiversity values.

This report provides information on the potential bushfire hazard for a site and its surrounding area. It can be used to assist with understanding bushfire risk. The search results are based upon the data supplied on the dates given in the 'Report Datasets' section of this report.



#### Bushfire Prone Land

Is this site on Bushfire Prone Land?

**Yes**

Highest on-site bushfire risk:

**Vegetation Buffer**



#### Bushfire History

Does the bushfire history data indicate that a bushfire has previously burnt this site?

**Yes**

Most recent year site burnt: **1982-83**

Most recent bushfire within 500m of this site: **1993-94**

### Next Steps

Additional planning requirements may apply for development that is on land designated as Bushfire Prone. Refer to the 'Further Information' section of this report for an explanation of the hazard area and links to important resources. You should consult a suitably qualified consultant or advisor for specific information about how the bushfire hazard(s) presented in this report affect your particular circumstances.

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#### CUSTOMER SUPPORT

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# LOTSEARCH

## ENVIRONMENTAL

### Bushfire Risk Search

## Further Information

### What is Bushfire Prone Land?

In NSW, Bushfire Prone Land (BFPL) is land that has been identified as having the potential to support a bushfire. Bushfire prone land maps are prepared by local council and certified by the NSW Rural Fire Service, as required under Section 10.3 of The *Environmental Planning and Assessment Act 1979* (NSW).

Building work on BFPL is subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia). If your site is on BFPL, a bushfire planning assessment may be required for a proposed development to determine whether it complies with the NSW Planning for Bushfire Protection development standards.

### Further Resources for Bushfire Prone Land

Please consult the local planning provisions and the following links for further information:

- [Building in a Bushfire Area](#)
- [Planning for Bushfire Protection](#)

### Bushfire Preparation and Survival Resources

The absence of a mapped area of bushfire hazard does not mean that the site or its surroundings are hazard-free. Whether your site is on BFPL or not, you should consider visiting the links below to further understand bushfire hazards:

- [NSW Rural Fire Service](#)
- [Bushfire Survival Plan](#)





# Bushfire Prone Land

10 Gore Lane, Kirrawee, NSW 2232



Bushfire Prone Land

Site Boundary

Search Radius - 500m

Property Boundary

## Bushfire Prone Land Vegetation Categories

Category 1  
High Bushfire Risk

Category 3  
Medium Bushfire Risk

Category 2  
Lower Bushfire Risk

Vegetation Buffer

Out of State Coverage

**Coordinate System:**  
GDA 1994 MGA Zone 56

**Imagery Years:**  
2023

**Imagery Source:**  
© Aerometrex Pty Ltd

Scale (m)

0 200 400 600





# Bushfire History

10 Gore Lane, Kirrawee, NSW 2232



Site Boundary

Search Radius - 500m

Property Boundary

Area Burnt by Past Bushfire

Bushfire Boundaries

Out of State Coverage

**Coordinate System:**  
GDA 1994 MGA Zone 56

**Imagery Years:**  
2023

**Imagery Source:**  
© Aerometrex Pty Ltd

Scale (m)  
0 200 400 600





# LOTSEARCH

## ENVIRONMENTAL

## Bushfire Risk Search

## Report Datasets

Datasets contained within this report, detailing their custodian and currency. Please note:

- Prescribed burns have been excluded from bushfire history datasets
- Bushfire history data from neighbouring states may be excluded

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Bush Fire Prone Land	NSW Rural Fire Service	14/06/2021	08/06/2021	Weekly
NPWS Fire History - Wildfires and Prescribed Burns	NSW Department of Planning, Industry and Environment	21/06/2021	03/06/2021	Monthly
NSW Burnt Area	NSW Rural Fire Service	18/05/2021	06/09/2020	Quarterly
NSW Wild Fire History	NSW Rural Fire Service	26/03/2021	28/06/2020	Quarterly

## Useful Contacts

To obtain further information regarding bushfire hazard, please contact your local council or the NSW Rural Fire Service.

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**NSW Rural Fire Service**  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)  
[webmaster@rfs.nsw.gov.au](mailto:webmaster@rfs.nsw.gov.au)  
1800 679 737

**Sutherland Shire Council**  
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