



Pru Goward MP

**Minister for Planning
Minister for Women**

Stuart Ayres MP

**Minister for Police
and Emergency Services
Minister for Sport and
Recreation
Minister Assisting the
Premier on Western Sydney**

MEDIA RELEASE

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REDUCED RED TAPE MEANS \$800 SAVING FOR NEW HOME BUILDERS

Families building new homes can save \$800 under new arrangements for approvals in bushfire-prone areas, which put safety first while making it easier and cheaper to build, and remove duplication, Minister for Planning Pru Goward and Minister for Police and Emergency Services Stuart Ayres announced today.

The changes remove the need for home-builders to do an assessment of bushfire risk when they lodge their DA to build if the Rural Fire Service (RFS) has undertaken an upfront assessment of bushfire risk at the subdivision stage.

Currently, those building homes on bushfire-prone subdivisions have to undertake their own assessment even if the RFS has previously given the subdivision the tick of approval, adding approximately \$800 to the cost of building a new home.

The changes will only be allowed if strict conditions are met, including:

- The land is not at high risk of bushfire;
- Approval has been given by the RFS which allows building in bushfire-prone areas, known as a Bushfire Safety Authority – this will now include a plan showing the bushfire attack levels and conditions future houses must meet;
- A Post-Subdivision Bushfire Attack Level certificate, which is issued by the RFS or suitably qualified consultant, has been issued; and
- The authority in charge of approving the new home, such as the local council, is satisfied the building complies with any conditions that have been put in place by the RFS

“Proponents of subdivisions can now choose to have detailed bushfire assessments completed up front, which means home-builders won’t need to worry about lodging an individual bushfire report if strict conditions have been met,” Ms Goward said.

“Obviously safety is our first priority, and these sensible changes will save families time and money simply by removing duplication when building a new home without compromising safety.

“\$800 may seem like a small part of the total cost of construction, but anyone who has built a home knows all too well these costs soon add up, and we’re determined to drive them down.”

Mr Ayres said the changes also allow the RFS to update Bushfire Prone Land Maps of new release areas, ensuring they accurately reflect current risks.

“At the moment these maps are updated by local councils every five years, which means they may not always be accurate,” Mr Ayres said.

“The RFS will now be able to directly update these maps when they need to – improving their accuracy by making sure they reflect the most up-to-date information.

The Department of Planning and Environment and the NSW Rural Fire Service conducted detailed targeted consultation regarding these changes with the building industry and councils across the Sydney, Illawarra and Hunter regions.

The changes only apply to land in urban release areas in 40 local government areas and will not affect development in existing subdivisions in bushfire prone areas.

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