

Jumping Creek Bushfire Protection Information

Lots in Jumping Creek have a unique outlook over bushland. But being close to bushland means that we need to consider steps to protect homes from fire. Queanbeyan–Palerang Regional Council (QPRC) takes this responsibility seriously, and has implemented some strategies to help you safeguard your home.

Asset Protection Zone

Asset Protection Zone (APZ) have been established adjacent to most lots in Jumping Creek, to protect homes. This zone is between 12 and 54 metres wide and includes the road reserve. APZ's also extend into some lots. This may effect the standard QPRC building setbacks. Lots abutting open space or containing bushland will require APZ's entirely within the lot. APZ's within lots are maintained by the lot owner. APZ within road reserves will be maintained by QPRC. APZ maintenance is required to reduce the level of combustible fuel in the area.

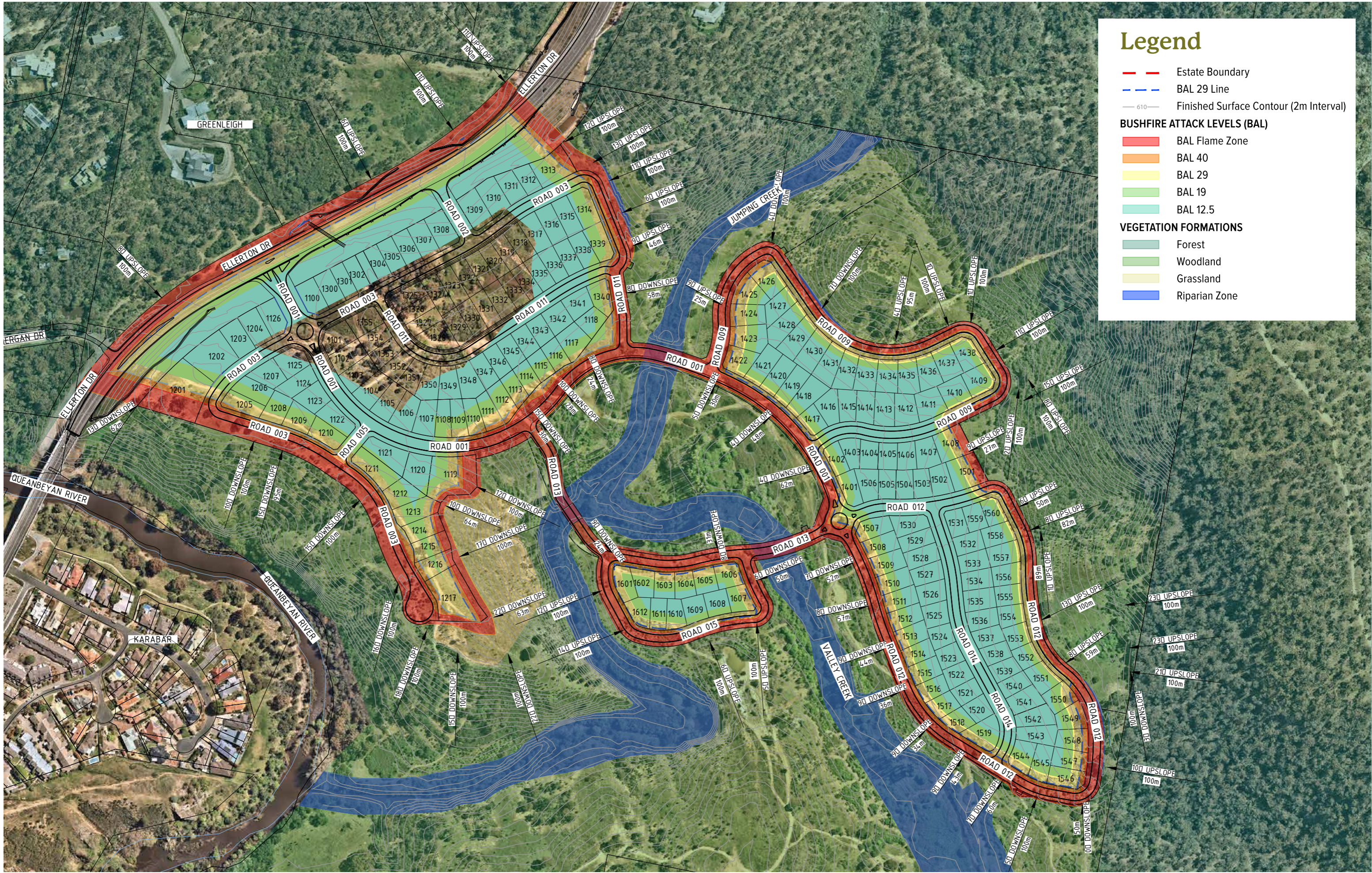
Potential for bushfire building standards

QPRC will require a Bushfire Attack Level (BAL) assessment of lots identified in the shaded area on the map overleaf. QPRC may also require a BAL assessment for lots not shaded on the map overleaf.

A BAL assessment is standard practice for lots in bushfire prone land or abutting bushland, and simply rates the degree of risk relating to proximity of a lot to a bushfire threat area. The higher the BAL the higher the risk, and the lower the BAL the lower the risk.

So, It is important that you understand the ratings and possible impacts on your home build. You will be required to include a level of fire protection in your home design in line with your BAL rating (e.g.: flyscreens, gutter seals, door seals and toughened glass windows). An assessor would undertake a lot assessment on your behalf and provide documentation that you would submit with your Development Application to QPRC.

For further information visit the NSW Rural Fire Service website at rfs.nsw.gov, or contact Queanbeyan–Palerang Regional Council on 1300 735 025.



Legend

- Estate Boundary
- BAL 29 Line
- 610 Finished Surface Contour (2m Interval)

BUSHFIRE ATTACK LEVELS (BAL)

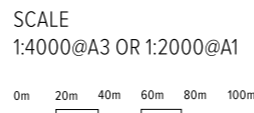
- █ BAL Flame Zone
- █ BAL 40
- █ BAL 29
- █ BAL 19
- █ BAL 12.5

VEGETATION FORMATIONS

- █ Forest
- █ Woodland
- █ Grassland
- █ Riparian Zone

Jumping Creek

For further detailed maps specific to your lot please contact Jumping Creek.



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