



New South Wales

# Environmental Planning and Assessment Amendment (Bushfire Protection) Bill 2025

## Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

## Overview of Bill

The object of this Bill is to amend the *Environmental Planning and Assessment Act 1979* to require the Commissioner of the NSW Rural Fire Service to designate certain land as bush fire prone land in certain circumstances and to require a council to consult with the Commissioner before preparing a planning proposal that will affect bush fire prone land.

## Outline of provisions

**Clause 1** sets out the name, also called the short title, of the proposed Act.

**Clause 2** provides for the commencement of the proposed Act on the date of assent to the proposed Act.

## Schedule 1      Amendment of Environmental Planning and Assessment Act 1979 No 203

**Schedule 1[1]** inserts proposed section 3.25A that requires a council to consult with the Commissioner of the NSW Rural Fire Service before forwarding a planning proposal to the Minister of Planning under section 3.34(1) if the planning proposal includes a proposal to do certain things on bush fire prone land.

**Schedule 1[2]** amends section 4.14 to insert a definition for *qualified person*.

**Schedule 1[3]** amends section 10.3 to require the Commissioner of the NSW Rural Fire Service to designate land, in consultation with the local council, as bush fire prone land in certain circumstances, to record the land on a map and give the map to the local council.

**Schedule 1[4]** amends section 10.3(4) to require a council to give a bush fire prone land map to a person at no cost.