PRE-DA ADVICE SERVICE

Development proposals on bush fire prone land are required to comply with Planning for Bush Fire Protection 2006 published by the New South Wales Rural Fire Service (NSW RFS). Development applications (DAs) are usually assessed by the consent authority (usually the local Council) and are supported by a bush fire risk assessment report. Certain applications also require formal consent from, or consultation with, the NSW RFS.

The NSW RFS offers a pre-DA service where it can offer advice on more complex development proposals which raise questions in relation to their assessment against Planning for Bush Fire Protection 2006. These largely involve proposals that incorporate a performance based assessment or which are of a strategic nature (i.e. rezoning) which raise significant bush fire protection issues. It is expected that pre-DA requests will generally be lodged by a suitably qualified bush fire consultant following a preliminary assessment of a proposal.

The pre-DA advice service is not intended to provide or confirm a BAL assessment for a property prior to lodgement; neither is it to check compliance of a development proposal. Where this is required, the services of a bush fire consultant should be sought. Applications for development not requiring consent from the NSW RFS, such as single dwellings or dwelling alterations, can rely on a report from an accredited bush fire consultant and should not require pre-DA advice. A list of accredited consultants is available at www.fpaa.com.au.

The Process

Step 1  Check if your issue / query can be addressed by reviewing Planning for Bush Fire Protection 2006 and the Fast Facts & Practice Notes on the NSW RFS website at www.rfs.nsw.gov.au, or by speaking to an officer at your regional NSW RFS Planning and Environment Services office on 1300 NSW RFS.

Step 2  If your issue is not addressed by following step 1 and fits the parameters for pre-DA advice above, fill-out the Pre-DA Advice Application Form and send this, along with relevant information, to:

Mail:       Locked Bag 17
Granville   NSW   2142

Email:      records@rfs.nsw.gov.au

Step 3  A NSW RFS development assessment officer will review the details provided and respond accordingly. This may consist of an immediate written response, a telephone discussion and/or a meeting, having regard to the nature of the proposal and complexities of the issues raised. The timeframe for a response will vary according to the availability of NSW RFS officers at the time the request is lodged.

Information Required

Sufficient information should be included with the Pre-DA advice application to enable the NSW RFS to review the proposal and provide advice. This information may include:

- A description of the site and surrounds, including photos if relevant;
- A description of the proposed development;
- Plans and elevations of the proposed development (as relevant); and
- Details of the bush fire risk assessment undertaken to date and issues requiring clarification in relation to Planning for Bush Fire Protection 2006.