



FREQUENTLY ASKED QUESTIONS

Urban Release Area (URA) Bush Fire Prone Land Map (BFPLM)

URBAN RELEASE AREA

FAQ

This document answers frequently asked questions (FAQs) regarding the steps and requirements for amending a Bush Fire Prone Land Map (BFPLM) for Urban Release Areas (URA). It is important to distinguish that this process is different to the existing BFPLM recertification process where a council must request the Commissioner of the NSW Rural Fire Service (NSW RFS) to certify the BFPLM every five years. This process will only apply to areas of development that have been recognised as an URA by definition of the NSW Department of Planning & Infrastructure.

Who can use this service?

The NSW RFS is providing this process to owners, developers or other relevant stakeholders who are located within a defined URA.

Note this excludes any Bush Fire Prone Land Map changes that are located outside an identified Urban Release Area process.

When can an application be made to update a map?

An application can be made directly to the NSW RFS to have a BFPLM amended, but only once the risk has been reduced and threat has been removed. This is usually when development has occurred and the hazard has been permanently removed from the site. Note that future re-vegetation (riparian corridors, habitat corridors, etc) must be considered when undertaking this process.

How can I find out if my land is in a URA?

There are approximately 130 URAs located across NSW. To confirm if your land is within an identified URA contact the NSW Department of Planning & Infrastructure www.planning.nsw.gov.au.

How does the URA process differ from the existing bush fire prone vegetation recertification process?

This process differs from the existing bush fire prone recertification processes in that application can be made directly to the NSW RFS. The existing BFPLM process requires councils to recertify their maps every five years.

What do you need to do?

To process your application quickly and accurately, the NSW RFS suggests:

- Contact the NSW RFS for a shapefile (.shp) to be provided for the URA. This shapefile provided by the NSW RFS will be an extract of the current bush fire prone vegetation layer with the appropriate buffers identified. It is recommended that a suitably qualified bush fire consultant be engaged to alter this shapefile to reflect the true extent of the bush fire prone vegetation that is to remain following the subdivision.
- Submit a completed application form as found in Appendix 1 of this document.
- The following information should also be provided to the NSW RFS:
 - Lot and Deposited Plan numbers of your land that you intend to develop, URA name and Stage or Precinct name /number,

- A .pdf extract of the existing BFPLM showing your site,
- A copy of a siteplan, lot layout or any other relevant plan that will assist with the processing of the application,
- Updated aerial photography of area (if available).

What are the steps required for amending a BFPLM for URAs?

The following is the process for recertification of bush fire prone land maps for those developing urban release areas. Any amendments to a BFPLM are regarded as a re-certification

1. Contact the NSW RFS to obtain an extract of the related BFPLM in the form of an electronic file (shapefile).
2. Accurately identify all remaining or proposed hazard within the site upon the electronic file provided by the NSW RFS. (The NSW RFS suggests you engage a suitably qualified consultant to identify the mapped hazard).
3. Submit a completed application form together with the electronic file with the proposed changes and any other relevant supplementary information to the NSW RFS.
4. The NSW RFS assess the application using the information provided. While assessing bush fire prone vegetation (as per Appendix 2) and taking into account any vegetation that has been removed as part of the development and any retained or proposed re-vegetated areas.
5. The NSW RFS will liaise with you if any issues arise in the process and will commence the recertification process once amendments have been agreed to and all information is complete and accepted as being accurate.
6. The NSW RFS will provide a hard copy of the certified BFPLM to both the local NSW RFS office and local council and accompanying digital data to the council.
7. The applicant will receive notification and a .pdf shot of the amended area of the BFPLM once the process is completed.

Do I need a suitably qualified consultant to prepare the BFPLM data?

If you are unfamiliar with both the bush fire assessment and Geographic Information System (GIS) packages used to amend the electronic file (shapefile) requested from the NSW RFS, it is recommended that you use a suitably qualified consultant to prepare and accurately map the hazard.

A suitably qualified consultant would include someone who is a member of a recognised organisation who has suitable experience, education, qualifications and indemnity insurance to undertake the work competently.

A list of recognised consultants can be found on the Fire Protection Association of Australia website www.fpaa.com.au.

What if my land contains significant vegetation or is environmentally sensitive?

This process does not provide any approval to clear vegetation. This process only deals with the mapping of bush fire prone vegetation. If the site contains significant or environmentally sensitive vegetation seek the relevant approvals from the appropriate authority before removing any vegetation from your site. Any approval to modify the vegetation prior to lodging an application is the responsibility of the land owner.

Will the NSW RFS contact me during the process?

- Yes, the applicant will receive notification and a screen shot of the amended area of the BFPLM once the process is completed.
- NSW RFS may contact you if the application is deemed incomplete or incorrect.

How long will it take to process?

The NSW RFS will assess your application as soon as possible once the NSW RFS concurs with the content of the electronic file. A time frame cannot be guaranteed as this depends on the number of applications received.

How much will it cost to make an application to update a BFPLM?

There is no application fee.

When will the new provisions commence? Can I lodge an application immediately?

The Environmental Planning and Assessment Amendment (Bush Fire Prone Land) Regulation 2014 allowing this process was enacted in April 2014. You can lodge an application immediately but the bush fire prone vegetation has to be removed before an application can be lodged with the NSW RFS.

Who do I contact?

All URA applications can be emailed directly to BushFireProne.Mapping@rfs.nsw.gov.au and any queries relating to process should be made to the Bush Fire Prone Land Map Coordinator on (02) 8741 4912.

What role does council have in the URA BFPLM recertification?

In the URA amendment process, you (the applicant) deal directly with the NSW RFS, who if satisfied with the application, will recertify the relevant BFPLM/s.

The relevant council/s will be notified by the NSW RFS once a URA amendment application is received and again once the amendment application is finalised. Councils will receive a new recertified map and data set with each approved amendment.

If council want to provide any input in relation to an application, they can do so by contacting the BFPLM Co-ordinator.

Will the section 149 planning certificate be updated?

Upon receipt of the new digital data set it will be councils responsibility to update section 149 planning certificates to reflect the changes to the status of the property.

Appendix 1



NSW RURAL FIRE SERVICE



BUSH FIRE PRONE LAND MAP Amendment Application

URBAN RELEASE AREA

FORM

Applicant Details

Name:	Joe Smith
Comany:	URA's R Us
Contact Phone:	0410 123 456
Email Address:	urosrus@iomi.com

Property Details

Lot/s	1,2 &3	DP/SP	4587
URA NAME	Joyce Rd	STAGE No/s	
SUBURBS/s:	Hopetown		
LOCAL GOVERNMENT ARERA/s:	Sydney		

Details of proposed amendments

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Checklist

<input checked="" type="checkbox"/>	Amended shapefile	
<input checked="" type="checkbox"/>	Lot Layout / Masterplan	
<input checked="" type="checkbox"/>	Extract of existing Bush Fire Prone Land Map	
<input type="checkbox"/>	Aerial photography of site (if available)	



Appendix 2

Bush fire Prone Vegetation Map

The criteria for mapping bush prone vegetation can be found in the NSW RFS document 'Guideline for Councils on Bushfire Prone Area Land Mapping'