

Plans of Management

This Fast Fact clarifies the requirements of the NSW Rural Fire Service (RFS) for Plans of Management (PoM), to support an asset protection zone on adjoining lands for new development.

Asset protection zones (APZ) can be accepted offsite where managed areas or developed structures exist to provide a separation from bush fire prone vegetation such as sporting fields, roads and infrastructure. These areas will perform as an APZ and have a realistic expectation of future management or by their construction have removed bush fire hazards.

Plans of Management (PoM) are required where developments propose to establish APZ offsite upon lands belonging to council or government to attain development consent that do not have a guaranteed expectation of future management. The adopted PoM provides the assurance that an APZ will be managed in perpetuity.

PoM's are also required where APZs are proposed offsite on lands which may have periodic management but may not meet the management requirements to perform as an APZ. Such lands include council bushland reserves, Crown Lands, Open Space and easements for drainage and services, etc.

Before APZs can be accepted upon these types of landholdings, it must be demonstrated that a management regime exists which complies with APZ requirements.

Similarly, where developments seek to utilise adjoining privately owned managed lands to provide an APZ, an 88B easement must be

supplied from the landowner/manager, or be prepared after having been formally agreed to by the adjoining landowner. A PoM will not be accepted in place of an 88B easement for the provision of APZs on private land.

What is required in a Plan of Management

A PoM requires the necessary information to undertake the management actions of the APZ prescription as nominated in the Bushfire Safety Authority issued by the RFS for the specific development. The content should include:

- The prescribed APZ requirements and its treatment details e.g. Inner Protection Area (IPA) and Outer Protection Area (OPA) widths and fuel loads, etc;
- The range of specific management options available to the development, its prescription and its location.
- The predicted timing intervals of the management options.
- Notification of any transition arrangements for management or ownership alterations which occur as a result of land dedication or acquisition.
- Demonstration that the relevant authority has the necessary experience, resources and funds to undertake the directions contained within the PoM in perpetuity.
- Acknowledgement of responsibility from the adjoining landholder that the APZ will be managed in perpetuity.

Any proposed dedication of land for council maintenance as part of a subdivision proposal, requires council approval and a PoM before the issue of a Bush Fire Safety Authority from the RFS.

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