



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*.