

Map of Bush Fire Prone Areas

Frequently Asked Questions

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What are Bush Fire Prone Areas?

Bush Fire Prone Areas (BPAs) are areas that have been identified as being subject, or likely to be subject, to bushfire attack. BPAs are land designated as bush fire prone by the Fire and Emergency Services Commissioner under section 18P of the *Fire and Emergency Services Act 1998*. A BPA is identified by the presence of, and proximity to, bush fire prone vegetation, and includes both the area containing the bush fire prone vegetation and a 100 metre buffer zone immediately surrounding it. The vegetation types considered bush fire prone are sourced from the Australian Standard 3959:2018 (Construction of buildings in bushfire-prone areas). It is important to recognise that land not identified as bush fire prone may still be subject to bushfire.

More information, including the detail of how bush fire prone vegetation is identified, is available in the [Interim Mapping Standards for Bush Fire Prone Areas](#).

What is the Map of Bush Fire Prone Areas?

The Map of Bush Fire Prone Areas (the Map) is an online, interactive tool developed to provide a visual representation of designated BPA across Western Australia (WA). In the current 2019 edition of the Map, 93% of WA's land area is designated as a BPA. The Map is available from the Department of Fire and Emergency Services (DFES) website, or you may wish to bookmark the direct URL: <https://maps.slip.wa.gov.au/landgate/bushfireprone>.

Please refer to the [Instructions for Use](#) for how to use the Map of Bush Fire Prone Areas.

What is the purpose of the Map?

The Map is used as a trigger for additional planning and building requirements for new land use development proposals within bush fire prone areas. Properties that are in designated bush fire prone areas may require additional assessment as part of any planning or building approval processes. These requirements ensure future developments in bush fire prone areas are better protected from the impact of bushfires. The Map may also be used as a research tool by those seeking information about the bush fire prone status of land in WA.

For specific requirements and for more information about how this may apply to you, please refer to the contact information provided at the end of this document.

How often does the Map change?

The Map is generally updated every year to continually improve its accuracy and currency. The first edition of the Map was released in December 2015 and subsequent editions have been released annually on 1 June from 2016 to 2019.

As part of the Action Plan for the Bushfire Framework Review there were an additional two updates to the Map in 2019, with the most recent version of the Map published on 28 September 2019. This included the removal of small parcels of isolated vegetation less than four hectares and managed vegetation areas within the Perth Central Planning Sub-region.

No review was undertaken in 2020, however an interim review will be undertaken in 2021.

Action Plan for the Bushfire Framework Review

The State Government is currently implementing its Action Plan for Bushfire Framework Review 2019 which includes the review of the Map of Bush Fire Prone Areas, State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.

This Bushfire Framework Review was initiated in 2019 on request of the State Government and is a partnership between DFES, the Department of Planning, Lands and Heritage (DPLH) and the Department of Mines, Industry Regulation and Safety. The aim of the Bushfire Framework Review is to better recognise specific landscapes and bushfire risks across the State, while ensuring bushfire planning and building frameworks remain robust and based on scientific evidence.

As a part of the review, the Commonwealth Scientific and Industrial Research Organisation (CSIRO) have been contracted to develop a new methodology for mapping bush fire prone areas across WA. The new map will use the best available bushfire science and modelling to consider the potential impact of bushfire on communities, introduce more nuance and take a more holistic approach to the designation of bushfire prone areas. The CSIRO's work will take into account the most up-to-date research and learnings from recent bushfires, including the unprecedented bushfire season across Australia during the summer of 2019/20 and the 2021 Wooroloo bushfire. A period of consultation will be undertaken in 2022 prior to the release of the new Map and it is anticipated that the CSIRO mapping methodology and new Map will be gazetted in late 2022.

2021 Interim Review of the Map

As the Map was last published on 28 September 2019 and the new mapping methodology is unlikely to be available until late 2022, DFES will undertake an interim review of the Map to ensure its accuracy is maintained.

The interim review will apply the current mapping standard to areas outside of the Perth Central Planning Sub-region. Changes from the two updates to the 2019 Map will not be undone. However, due to the time elapsed since the last update, local governments within the Perth Central Planning Sub-region will be given the opportunity to remove areas of land that have had vegetation reductions of greater than one hectare. For all other local governments across the State, any significant changes to vegetation greater than one hectare will be considered in the interim review. The focus on significant changes (greater than one hectare only) will ensure the smooth roll out of the new mapping methodology and minimise disruption.

For further information please refer to the [Interim Mapping Standards for Bush Fire Prone Areas](#).

How do I know if I am using the latest version of the Map?

The latest version of the Map is available from www.dfes.wa.gov.au/bushfireproneareas.

Do you have a colleague that is still accessing a previous edition of the Map through their cache? Remind them to 'refresh' or to access the latest edition using the above link.

How was the Map created?

Please refer to the publication [Interim Mapping Standards for Bush Fire Prone Areas](#) for an overview of the methodology used to create the Map.

The aerial photography for my property looks out of date. Does this mean the Map needs to be updated?

The Map displays aerial photography that is publicly and freely available (not necessarily the most recent), drawn from Landgate's public 'Locate' map service. As such, the aerial photography used as a backdrop on the Map varies in its currency and resolution. Imagery in the Perth metropolitan area is approximately 12 months old. Imagery for rural areas is chosen based on the most recent imagery available for the area, however the highest resolution imagery available is used over rural town sites.

The aerial photography displayed is only designed to assist users of the Map to locate their properties and areas of interest. It was not used to determine whether or not a property is considered bush fire prone. The bush fire prone areas (the areas coloured pink on the Map) have been determined using the most recent aerial photography available. In addition, the property boundary layer (the cadastral layer) displayed on the Map is updated on a weekly basis.

Interpreting the results of a search – is my property bush fire prone?

Clicking within the yellow boundaries of a property on the Map will bring up a pop-up box informing the user whether the property is within or contains a bush fire prone area or not. The border of the property will change to a bright blue colour, so it is easy to identify which property the information relates to. For more information on using the Map, please refer to the [Instructions for Use](#).

For green title properties and strata schemes, one property boundary is displayed and the designation outcome (Bush Fire Prone Area or Not Applicable) applies within the property boundary. For survey strata schemes, the Map may display a separate property boundary for common property areas (such as access ways and drive ways). In these circumstances, a Bush Fire Prone Area designation of the common property would not trigger the bushfire construction requirements for an individual (housing) lot that was returning a 'Not Applicable' outcome.

Why can't I find my new property using the search function on the Map?

There is a time lag between properties being created and the Esri property street address database being updated. You may be able to locate the new address using the Proposed Roads search function (refer [Instructions for Use](#)). Other than navigating to the location manually, you can also search using GPS coordinates if you have these available for the property or area of interest. Coordinates can be searched using a latitude, longitude format (for example, -31.976,115.765).

Note there is no space after the comma between the coordinates.

Is the dataset available to download?

The Bush Fire Prone Areas dataset is publicly available to download from data.wa.gov.au and [Landgate Shared Location Information Platform \(SLIP\)](#) in Shapefile, Web Mapping

Service (WMS) and Web Feature Service (WFS) format. Historical Bush Fire Prone Areas datasets are also available to download from these websites.

How does 'designated as bush fire prone' affect planning and building?

Additional planning and building requirements may apply to developments within designated bush fire prone areas, in accordance with Schedule 2 Part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, State Planning Policy 3.7 Planning in Bushfire Prone Areas, and the Building Code of Australia. Certain exemptions and exclusions may apply. Local governments may also have locally specific planning requirements.

For specific requirements and for more information about how this may apply to you, please refer to the contact information at the end of this document.

What should I do if I think my property is incorrectly identified as being in a bush fire prone area?

If you are concerned that your property has been incorrectly included in the Map, you should contact the planning or building section of your [local government](#). The inclusion or removal of areas of land from the Map depends on a variety of factors that will need to be considered. If your property has been incorrectly identified on the Map, your local government can work with the Office of Bushfire Risk Management (OBRM) to ensure the site is considered in a future review process. In the meantime, to satisfy the current planning and building requirements, a Bushfire Attack Level assessment (basic) may be used in situations where the vegetation in and around the proposed building site has been cleared in the time since the Map has been released.

Please refer to the [DPLH website](#) for further information on this topic.

Why has my property changed in designation status, when it appears that there has been no change to the nearby vegetation?

The bush fire prone areas on the Map are reviewed regularly by OBRM in conjunction with local governments. As a result, the location and size of the 'pink' bush fire prone areas will often change between releases to reflect the clearing or re-vegetation of areas. These changes can be slight, for example, clearing a road verge may move the edge of a bush fire prone area by a few metres.

However, there may be occasional unintended changes in the designation status of a property between releases due to slight variances in the projection, processing and intersection of the Map datasets over time. This situation is most likely to occur where the edge of the pink area just clips a property boundary. We appreciate that it may be difficult to tell when this is occurring, and our team is happy to help investigate.

Please contact [OBRM](#) if you think this situation applies to you.

Why does my property appear as bush fire prone when the nearby vegetation does not look bush fire prone?

A bush fire prone area extends 100 metres from the edge of the bush fire prone vegetation. As such, the 'pink' bush fire prone area may extend into non-vegetated areas.

The data underpinning the 2019 version of the Map of Bush Fire Prone Areas was finalised in September 2019. As such, some areas coloured pink on the Map may no longer be bush fire prone. If you think this is the case for your property, refer to the FAQ above “What should I do if I think my property is incorrectly identified as being in a bush fire prone area?”

Where do I get further information about what being in a bush fire prone area means for me?

For specific requirements and for more information:

Bushfire Planning Policy Framework

- Refer to the [Department of Planning, Lands and Heritage website](#), or contact the Bushfire Policy Officer at bushfire@dplh.wa.gov.au or (08) 6551 9000.
- Contact the planning section of your local government.

Building Regulations and the Application of Building Construction Standards

- Refer to the [Department of Mines, Industry Regulation and Safety website](#) or contact BCinfo@dmirs.wa.gov.au or 1300 489 099.
- Contact the building section of your local government.

Information about and help using the Map of Bush Fire Prone Areas

- Refer to the [Map of Bush Fire Prone Areas website](#) or contact obrm@dfes.wa.gov.au or (08) 9395 9842.

Bushfire Safety Information

- Refer to [Department of Fire and Emergency Services](#) for bushfire safety information and useful publications or contact DFES on (08) 9395 9300.