Identifying Bushfire Risk using the South Australian Property and Planning Atlas


The South Australian Property and Planning Atlas (SAPPA) is a map based application that will help you identify whether a particular property in certain areas of South Australia is located within a Bushfire Protection Area and what level of bushfire risk that area has assigned to it (high, medium or general risk).

An overview of SAPPA and User Guidelines are available from sa.gov.au.

SAPPA allows users to locate land parcels based on:
- Plan + Parcel No.
- Address
- Title Reference
- Valuation Number

Land Division Applications can also be searched for based on Development Number (eg 080/D047/16).

HOW TO TURN ON THE BUSHFIRE RISK LAYER

- To turn on the Bushfire Protection Areas layer click Layers from the menu bar at the top left.

- Click on the Development layer group to display all of the layers available in the group. A vertical scroll bar will also appear to the right of the layers so that you can scroll down through the layers.

- Scroll down, until you see the Bushfire Protection Areas layer. Check the box next to Bushfire Protection Areas to turn on the layer in the map.
• To view the land parcels layer, the map needs to be zoomed in until the land parcels appear by using the mouse scroll wheel, the **Zoom In** button [+ on the map or by using the Search bar to zoom to an address.

  ![Zoom In button](image)

  ![Search bar](image)

**HOW TO FIND LAND PARCELS**

• To find a land parcel click on the **Find** button on the top left of the menu bar.

  ![Find button](image)

• The **Find** panel will appear on the left. Click on **Parcels** to expand the search types (eg Plan + Parcel No., Address) so that your search parameters can be entered.

  ![Find panel](image)

**Plan + Parcel No. Search**

Typically a land parcel is identified with a letter/number sequence (example: **D 85708 A3**). This sequence is made up of three parts (using the example):

- **Plan type (D)** - Options appear in the drop down box in the Find tool
- **Plan Name / number (85708)** - You will need to enter this number
- **Parcel number (3)** - You do not need to enter the letter next to this number (**A** in the example above), just the number.

You may be able to find Plan Parcel information on a Council Rates Notice, or obtain it by contacting your council, or by using the Info tool in SAPPA.

Once the Plan + Parcel No. details have been entered, click on **View new results**. The map will zoom to the parcel and a report will appear underneath the map.
Address Search

- Address Search allows you to search for a land parcel based on a street address. *Suburb* and *Street name* are required fields. Once the Address has been entered, click on **View new results**. The map will zoom to the parcel and a report will appear underneath the map.

- An address search can also be performed using the search bar at the top of SAPPA.

- [Location SA Map Viewer](#) can also be used to perform an address search to identify *Bushfire Risk*.

Title Reference Search

Title Reference Search allows you to search for a land parcel based on Certificate of Title information. Typically a land title is identified in a letter/number sequence (example: **CT 6070/836**). This sequence is made up of three parts:

- **Prefix (CT)** - Options appear in the drop-down box in the Find tool
- **Volume (6070)** - You will need to enter this number
- **Folio (836)** - You will need to enter this number
You may be able to find Certificate of Title information on a Council Rates Notice, or obtain it by contacting your council, or by using the Info tool in SAPPA.

Once the Title Reference details have been entered, click on View new results. The map will zoom to the parcel and a report will appear underneath the map.

Valuation Number Search

Valuation Number Search allows you to search for a land parcel based on a valid Assessment Number. Typically this will be a number with approximately 10 digits - eg 5832600706. You may be able to find this number on a Council Rates Notice, or obtain it by contacting your council, or by using the Info tool in SAPPA.

Once the Valuation Number has been entered, click on View new results. The map will zoom to the parcel and a report will appear underneath the map.

HOW TO FIND LAND DIVISION APPLICATIONS

- To locate a Land Division Application click on the Find button on the top left of the menu bar.

The Find panel will be appear on the left. Click on Land Division Application. Enter a valid Development Number (eg 080/D047/16) and click on View results. The map will zoom to the land division application and a report will appear underneath the map.
VIEWING BUSHFIRE RISK LEVEL

- Once search parameters have been entered (e.g., Parcel, Land Division Application) and View new results has been clicked, the map extent zooms to the selected parcel/land division application which will be highlighted in blue and a report will be displayed underneath the map.

- To view the Bushfire Risk for the parcel/land division, right click on the selected parcel in the map. A blue marker will appear in the map and on the left hand side an information panel will be displayed. Click Bushfire Protection Areas to display the Development Plan (council area) and Bushfire Risk level.

- In the Info window, expanding Development Plan Zoning will show what zone/policy/precinct the parcel is in and expanding Development Plan Map Index will indicate what Development Plan map the parcel can be found in.
USING THE MEASURE DISTANCE TOOL

- The measure distance tool can be used to work out if a parcel in an Excluded Area is within 100 or 500 metres of an adjoining High Bushfire risk area.

- Click the Measure Distance tool from the toolbar at the top.

- Left click to start measuring and double click to finish the measure line.

- To clear the measurement line from the map, click on the Clear All button from the toolbar at the top.

DISPLAYING THE MEASUREMENT DISTANCE ON A MAP

- The measure distance will not be displayed on a PDF, JPG or HTML map if the Map Report or Print Parcel Report options are used.

- To create an image of the map including the measure distance line, the ‘Snipping Tool’ available in Windows 7 onwards can be used to create an image that can be pasted into a Microsoft Word document or saved as an image file (PNG, JPG etc) similar to the example below.
BUFFER DISTANCE TOOL

- The buffer tool can also be used to work out if a parcel in an Excluded Area is within 100 or 500 metres of an adjoining *High Risk Bushfire area*.

- Right click on the closest adjacent High Risk area. From the *Info* panel expand **Bushfire Protection Areas** and click **Show on screen**. This will highlight the *High Bushfire Risk area* in the map with a green border.

- Hover your mouse cursor over the highlighted *High Bushfire Risk area* in the map. When a green circle appears in the map 🟢 left click in the map to activate the Toolbox popup. Enter a buffer distance in metres and click the **Buffer** button.
• The outer boundary of the *High Risk Bushfire area* has now been buffered by the user-specified distance (eg 100m) and displays as a semi-transparent shape with a red border.

• The 100 metre buffer in the example above can be buffered again by 400 metres to create a 500m buffer (100m + 400m). This will provide an indication of parcels in an Excluded Area that are within 500m of a *High Bushfire Risk area*. 

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• Other features including land parcels can also be buffered using the same technique – right click a feature in the map, then left click to display the Toolbox popup. Note that the land parcel buffer will be from the centroid of the parcel, as opposed to the parcel boundary.

• To clear the buffer from the map, click on the **Clear All** button from the toolbar at the top.

**RELATED INFORMATION**

[SAPPA user guidelines](#)

[About bushfire protection areas](#)

[Planning and building requirements for bushfire risk areas](#)

**DISCLAIMER**

While all efforts have been made to ensure that the information in the search system is up-to-date and correct as of the date of the cadastre as shown, it must be understood that there may be a considerable time lag between the creation of a new land parcel and the issue of a new Certificate of Title and Valuation Assessment. Hence it is possible that a search for a recently issued Certificate of Title, Valuation Assessment or Land Parcel may not return a result. Similarly, due to the intricacies of the land records systems, errors may occur from time to time when searching for existing parcels. The Bushfire Protection Area boundaries are aligned to cadastre when enacted. However, subsequent cadastre updates may result in Bushfire Protection Area boundaries not being aligned with updated cadastral boundaries.

Although every effort has been made to ensure that the Bushfire Protection Area boundaries used in SAPPA are accurate, note that the Bushfire Protection Area as defined in the authorised Development Plan for the relevant Council is the legal authority. Hence it is recommended that before any decisions based on the results of any searches using SAPPA are made, reference is made to the authorised Development Plan.

Copies of the relevant Development Plans may be found at [sa.gov.au](#).

All efforts have been made to ensure that the information in SAPPA is up-to-date and correct. As some property boundaries are subject to change, however, we recommend confirming the result with your local council.