



Kingborough

INFORMATION SHEET PLANNING APPLICATIONS

Development in Bushfire Prone Areas

This information sheet provides an overview for subdivision or a vulnerable or hazardous use in bushfire prone areas. Residential uses or developments in bushfire prone areas are now dealt with under the building application process.

Extensive information on 'Building for Bushfire' can be found on the Tasmania Fire Service website at www.fire.tas.gov.au.

Is your development subject to bushfire hazard?

If you propose a vulnerable or hazardous use or subdivision and it is located within 100m of bush greater than 1ha in size, your development will be considered to be subject to bushfire hazard. In this situation your planning application will need to include a Bushfire Management Plan (BMP)

The 100m distance is derived from reviews of the 1967 bushfires and other events which showed that 85% of destroyed dwellings were within 100m of bush, whereas 15% of destroyed dwellings were outside that distance. If your development is within 100m the risk of a bushfire should be considered in all aspects of your development, including its design, access and emergency planning.

Preparing a Bushfire Management Plan

If a BMP is required, you should consult with an accredited Bushfire Hazard Assessor who can prepare a BMP with reference to Australian Standard *Construction of buildings in bushfire-prone areas*, based on the following considerations:

1. the Fire Danger Index (Tasmania FDI is 50);
2. your site's vegetation type(s);
3. the distance from the site to the vegetation;
4. the slope of the land under the vegetation;
5. the Bushfire Attack Level – (BAL) - that applies; and
6. the necessary construction requirements set out in Australian Standard 3959-2009.

Once the plan is completed, have your accredited Assessor sign off on the plan and submit it to Council as part of your planning application. Council may require a further review of the BMP from the Tasmania Fire Service depending on the complexity or location of the proposed building on your property.

Further information

The Tasmanian Fire Service provide a range of information which can be found at www.tas.gov.au or by calling 1800 000 699. The document "Guidelines for Development in Bushfire Prone Areas of Tasmania" is particularly relevant to the preparation of a BMP.

Please Note: The information provided in this guide is only intended to be a summary. All applications are considered on their individual merits and therefore situations may vary. It is recommended that you seek independent professional advice and / or contact Council's Planning Department on 6211 8200.

