

BUILDING FOR BUSHFIRE

Bushfire Hazard Management Plan



A bushfire hazard management plan is a plan showing means of protection from bushfires. It must be in the form approved in writing by the Chief Officer of the Tasmania Fire Service.

The purpose of a bushfire hazard management plan is to identify the specific measures that will be used to achieve an acceptable level of bushfire protection for a proposed use or development.

Deciding how and where to build on a site is an important step in planning for bushfire protection. The decision needs to consider the proximity of a building to bushfire-prone vegetation, how the landscape will be managed, the resulting Bushfire Attack Level (BAL), and how suitable firefighting access and firefighting water supplies will be provided to the property. Providing a fuel-reduced, defensible area (a 'hazard management area') between the building site and the bushfire-prone vegetation will directly influence risk to buildings and occupants. The hazard management area must be appropriate to the site conditions and the proposed building's level of bushfire resistance (construction standard).

In order to comply with planning and building regulations, a bushfire hazard management plan must be accompanied by a bushfire hazard report. This report is a document that identifies the relevant site characteristics, the assessed Bushfire Attack Level ('BAL') and compliance with the applicable planning and building requirements. The BAL rating will inform the required hazard management area dimensions and building construction requirements.

fire.tas.gov.au

Bushfire Planning and Policy GPO Box 1526 Hobart Tasmania 7001
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Tasmania Fire Service



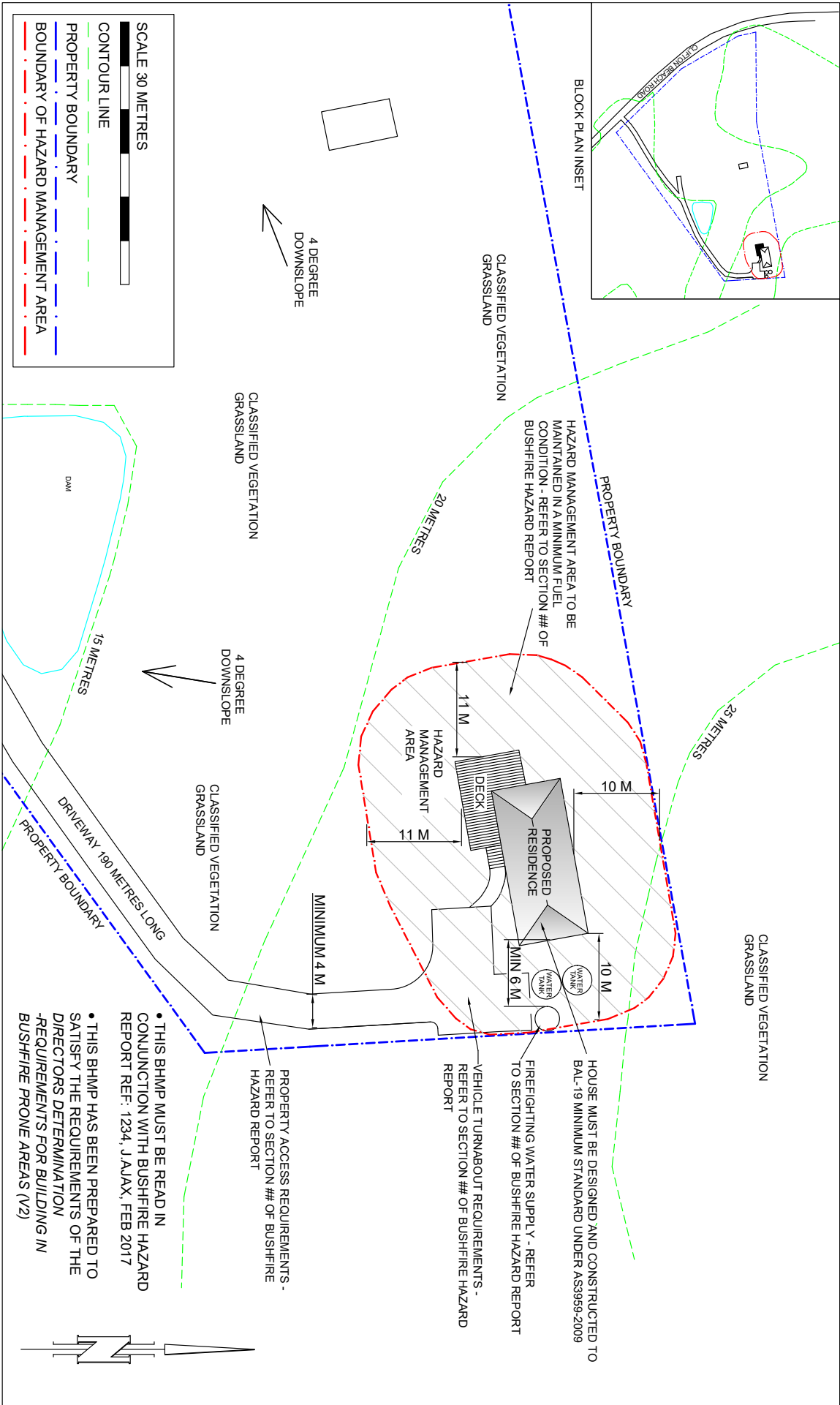
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The bushfire hazard management plan and bushfire hazard report **must** contain the minimum content identified in *Bushfire Hazard Advisory Note No.04 - Chief Officer's Approved Form for a bushfire hazard management plan*.

Use and development involving subdivision, vulnerable and hazardous uses require a bushfire hazard management plan and bushfire hazard report at the planning approvals stage. Construction of all other buildings (Classes 1-9 and any associated Class 10 buildings within 6m of the main building) require a bushfire hazard management plan and bushfire hazard report at the building permit stage. This includes residential dwellings. It is important to note that in some instances it will be appropriate to identify the location and dimensions of hazard management areas at the planning approval stage because removal of native vegetation often requires planning approval.

Accredited Bushfire Hazard Practitioners are consultants who are trained to prepare and certify bushfire hazard management plans and supporting bushfire hazard reports. They work with the property owner or developer to help them understand the bushfire risk associated with their site and the relevant design, construction and siting considerations. A current list of Accredited Bushfire Hazard Practitioners is available online at the Tasmania Fire Service Website fire.tas.gov.au.

An example of a simple bushfire hazard management plan is provided on the following page.



BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19

PROPOSED DEVELOPMENT FOR
NEW HABITABLE STRUCTURE ON A LOT
ON A PRE EXISTING SUBDIVISION

PROPERTY OWNER

XXXX XXXXX
XXXX CREMORNE AVE, CREMORNE
PHONE 0400 000 XXX

PROPERTY DESCRIPTION

XXXX CLIFTON BEACH RD, CLIFTON BEACH
VOLUME 123456 FOLIO 2
PROPERTY ID 1234567
2,001 HECTARES

DATE: 26 FEB 2017

VERSION: 2.0
DRAWN: JASON AJAX
PHONE: 0400 000 001
EMAIL: JASON AJAX@GMAIL.COM
BFP-P

GLOSSARY OF TERMS

Accredited bushfire hazard practitioner – means bushfire hazard assessor, holding the appropriate qualifications and insurances and being accredited in accordance with the requirements in the *Fire Service Act 1979*.

Bushfire attack level (BAL) – means the bushfire attack level as defined in AS3959 –2009 Construction of Buildings in Bushfire Prone Areas as ‘a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.’

Bushfire hazard management plan – means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer of the Tasmania Fire Service.

Bushfire-prone area means:

Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and

- (i) where there is no overlay on a planning scheme map; or
- (ii) where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, Land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.

Bushfire-prone vegetation – means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

Hazard management area – means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

Property access – means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.



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