

POS	FIRE MANAGEMENT PLANS	PSPD22
------------	------------------------------	---------------

POSITION STATEMENT CODE:	PSPD22
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Building Services
RESPONSIBLE OFFICER:	Manager, Building
FILE NO.:	182/002
DATE FIRST ADOPTED:	12 April 2012
DATE LAST REVIEWED:	10 December 2015
ATTACHMENTS:	N/A
VERSION NO.	4

Dates of Amendments / Reviews:		
DAPPS Meeting:	22 March 2012	26 February 2015
	22 August 2013	26 November 2015
OCM:	12 April 2012	12 March 2015
	12 September 2013	

BACKGROUND:

Fire Management Plans approved through land subdivision may impose higher design requirements than standard development where lots are in an identified bush fire risk area.

PURPOSE:

To clarify the City's position with respect to requiring implementation of Fire Management Plan recommendations and requirements in assessing and issuing Building Permits until such time as suitable amendments are made to the City's Town Planning Scheme to address these issues.

POSITION:

- (1) Fire Management Plans are typically developed through the land subdivision and development processes and approved by the City.
- (2) Fire Management Plans identify areas of increased bushfire risk and establish a range of risk mitigation strategies. Strategies commonly include a requirement or recommendation for compliance with higher building standards for structures within these areas.
- (3) Typically a Fire Management Plan will state that buildings within these areas need to meet an Australian Standard AS3959 and Building Code of Australia requirements. These structural and material requirements should be detailed in Building Permit applications as a risk mitigation strategy.

POS	FIRE MANAGEMENT PLANS	PSPD22
------------	------------------------------	---------------

- (4) Ideally the implementation of a Fire Management Plan is triggered by designating a Bushfire Prone Area either under the City's Local Laws or via provisions of a Town Planning Scheme. However at this time the City has not yet declared any Bushfire Prone Areas.
- (5) Where a bushfire prone area has not been declared but a Fire Management Plan has been approved the City must take a precautionary approach and require implementation of the requirements and recommendations of an approved Fire Management Plan.
- (6) Where a Fire Management Plan has been approved and contains recommended strategies with respect to building design standards the City will require any Building Permit to meet those higher standards recommended or required by an approved Fire Management Plan.