

8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to accepted development subject to requirements and assessable development:-

- (a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. “Designated bushfire prone areas” for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as a “bushfire prone area” on the Bushfire hazard overlay maps in **Schedule 2 (Mapping)**.

8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
 - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (e) the loss of vegetation through inappropriately located development is minimised;
 - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

8.2.5.3 Assessment benchmarks and requirements

Table 8.2.5.3.1 Requirements for accepted development

Performance outcomes		Acceptable outcomes	
Dual occupancy and dwelling house			
PO1	The dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible. Note—if a bushfire hazard assessment confirms that the actual bushfire hazard on the site is low, provision of water supply for fire fighting purposes will not be required. Note—water supply for fire fighting purposes is not required for domestic outbuildings.	AO1.1	Each dwelling is connected to a reticulated water supply that complies with the standards specified in the Planning scheme policy for development works . OR Where there is no reticulated water supply:- (a) each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is sourced from:-

Performance outcomes		Acceptable outcomes	
			<ul style="list-style-type: none"> (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam.
		AO1.2	<p>The water supply outlet for fire fighting purposes is:-</p> <ul style="list-style-type: none"> (a) located remote from any potential fire hazards such as venting gas bottles; and (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting).

Table 8.2.5.3.2 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Bushfire hazard assessment and management			
PO1	<p>Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:-</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the site; (g) ongoing maintenance. <p>Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.</p>	AO1.1	<p>The level of bushfire hazard shown on a Bushfire hazard overlay map is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for information that Council may require.</p>
		AO1.2	<p>Development is located, designed and operated in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information that Council may require.</p>
Safety of people and property			
PO2	<p>Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.</p>	AO2.1	<p>Development involving one or more of the following uses is not located or intensified within a medium, high or very high bushfire hazard area (including potential impact buffers) as shown on a Bushfire hazard overlay map:-</p> <ul style="list-style-type: none"> (a) child care centre; (b) community care centre; (c) community residence; (d) community use; (e) correctional facility; (f) educational establishment; (g) emergency services; (h) hospital; (i) indoor sport, recreation and entertainment; (j) outdoor sport, recreation and entertainment; (k) relocatable home park; (l) residential care facility;

Performance outcomes		Acceptable outcomes	
			<p>(m) retirement facility; (n) tourist attraction; and (o) tourist park.</p> <p>OR</p> <p>Development involving one or more of the above uses is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area.</p> <p>Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is identified on a Bushfire hazard overlay map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The Planning scheme policy for information that Council may require provides guidance for preparing a bushfire hazard assessment and management plan.</p> <p>AO2.2</p> <p>Other development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot:-</p> <p>(a) is not located or intensified in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers); or</p> <p>Note—the level of bushfire hazard shown on a Bushfire hazard overlay map is to be confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for information that Council may require.</p> <p>(b) where located in a confirmed medium bushfire hazard area, is sited, designed and constructed in accordance with a Council approved bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information that Council may require.</p>
Community infrastructure			
PO3	Community infrastructure is able to function effectively during and immediately after bushfire events.	AO3	<p>Community infrastructure is located on land that is not subject to medium, high or very high bushfire hazard area (including potential impact buffers) as shown on Bushfire hazard overlay map.</p> <p>OR</p> <p>Community infrastructure is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area.</p> <p>Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is shown on a Bushfire Hazard Overlay Map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The</p>

Performance outcomes		Acceptable outcomes	
			<p>Planning scheme policy for information that Council may require provides guidance for preparing a bushfire hazard assessment and management plan.</p> <p>OR</p> <p>Where located in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers), development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information that Council may require.</p>
Hazardous materials			
PO4	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO4	Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium, high or very high bushfire hazard area (including potential impact buffers).
Access and evacuation routes			
PO5	Where development involves provision of a new public or private road, the layout, design and construction of the road:- <ul style="list-style-type: none"> (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire. 	AO5.1	The road layout provides for “through roads” and avoids cul-de-sac and “dead end” roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads).
		AO5.2	Roads have a maximum gradient of 12.5%.
Fire breaking trails			
PO6	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- <ul style="list-style-type: none"> (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland. 	AO6	Where development involves the creation of a new road, fire breaking trails are:- <ul style="list-style-type: none"> (a) provided along a minimum 20m of cleared road reserve; (b) a maximum gradient of 12.5%; (c) located between the development site and hazardous vegetation. <p>OR</p> <p>Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:- <ul style="list-style-type: none"> (a) have a cleared minimum width of 6m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200m; (e) provide passing bays and turning areas every 400m; (f) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue </p>

Performance outcomes		Acceptable outcomes	
			Service.
Lot layout			
PO7	The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	AO7.1 AO7.2	Residential lots are designed so their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings). Residential lots are designed so that their size and shape provides for building envelopes that:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; (c) achieve a setback of 10m from any retained vegetation strips or small areas of vegetation; (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
Building siting, design and construction			
PO8	Buildings and structures are sited, designed and constructed to minimise potential bushfire hazard and maximise the protection of life and property from bushfire.	AO8	Buildings and structures are sited and designed in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information that Council may require.
Water supply for fire fighting purposes			
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO9.1 AO9.2	Premises are connected to a reticulated water supply that complies with the standards specified in the Planning scheme policy for development works. OR Where there is no reticulated water supply: (a) the premises has the following minimum water supply capacity dedicated for fire fighting purposes:- (i) 5,000L for one (1) dwelling; and (ii) 10,000L for more than (1) dwelling; and (b) the water supply dedicated for fire fighting purposes can be sourced from:- (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam. The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade

Performance outcomes		Acceptable outcomes	
			fitting; and (c) provided with an all-weather area for use by fire vehicles which is located within 6m of the outlet or, where applicable, a swimming pool or dam.