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### Bushfire hazard overlay code[[1]](#footnote-1)

#### Application

This code applies to development:-

1. subject to bushfire hazard areas identified in the SPP interactive mapping system; and
2. 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 medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system.

#### 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:-
	1. development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
	2. the risk to people, property and the natural environment from bushfire hazard is minimised;
	3. 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;
	4. development does not result in a material increase in the extent or severity of bushfire hazard;
	5. the loss of vegetation through inappropriately located development is minimised;
	6. development is sited and designed to assist emergency services in responding to any bushfire threat.

#### Specific benchmarks for assessment

Table 8.2.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***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.  | **AO1.1**Premises are connected to a reticulated water supply infrastructure network.**OR**Where there is no reticulated water supply:-1. each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and
2. the water supply dedicated for fire fighting purposes is:-
	1. sourced from a separate tank; or where sourced from the main water supply tank for the dwelling, the building’s take off connection from the tank is at a level that allows 5,000L to be dedicated for firefighting purposes;
	2. provided with a hardstand area allowing heavy rigid fire appliance access within 6m of the tank.

**AO1.2**The water supply outlet for fire fighting purposes is:-1. located remote from any potential fire hazards such as venting gas bottles; and
2. provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting).
 | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |

Table 8.2.5.3.2 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Bushfire hazard assessment and management*** |  |
| **PO2**Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:-1. vegetation type;
2. slope;
3. aspect;
4. on-site and off-site bushfire hazard implications of the particular development;
5. bushfire history;
6. conservation values of the site;
7. ongoing maintenance.

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. | **AO2.1**The level of bushfire hazard shown on the SPP interactive mapping system 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 Council may request, and preparing well made applications and technical reports***.***AO2.2**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 Council may request, and preparing well made applications and technical reports***.* | Click and provide your representations. |
| ***Safety of people and property*** |  |
| **PO3**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. | **AO3**Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, avoids confirmed medium, high or very high bushfire hazard areas. This includes, but is not limited to, the following uses:-1. child care centre;
2. community care centre;
3. community residence;
4. community use;
5. correctional facility;
6. educational establishment;
7. emergency services;
8. hospital;
9. indoor sport, recreation and entertainment;
10. outdoor sport, recreation and entertainment;
11. relocatable home park;
12. residential care facility;
13. retirement facility;
14. tourist attraction; and
15. tourist park.

Note—the level of bushfire hazard shown on the SPP interactive mapping system 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 Council may request, and preparing well made applications and technical reports.** | Click and provide your representations. |
| ***Community infrastructure*** |  |
| **PO4**Community infrastructure is able to function effectively during and immediately after bushfire events. | **AO4**Community infrastructure is not located within a confirmed medium, high or very high bushfire hazard area. **OR**Where located in a confirmed medium, high or very high bushfire hazard area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports**.  | Click and provide your representations. |
| ***Hazardous materials*** |  |
| **PO5**Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk. | **AO5**Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area. | Click and provide your representations. |
| ***Access and evacuation routes*** |  |
| **PO6**Where development involves provision of a new public or private road, the layout, design and construction of the road:-1. allows easy and safe movement away from any encroaching fire;
2. allows easy and safe access for fire fighting and other emergency vehicles; and
3. provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.
 | **AO6.1**The road layout provides for “through roads” and avoids culs-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).**AO6.2**Roads have a maximum gradient of 12.5%. | Click and provide your representations. |
| ***Fire breaking trails*** |  |
| **PO7**Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:-1. ensuring adequate access for fire fighting and other emergency vehicles;
2. 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;
3. providing for the separation of developed areas and adjacent bushland.
 | **AO7**Where development involves the creation of a new road, fire breaking trails are:-1. provided along and within a cleared road reserve having a minimum width of 20m;
2. a maximum gradient of 12.5%;
3. located between the development site and hazardous vegetation.

**OR**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:-1. have a cleared minimum width of 6m;
2. have a maximum gradient of 12.5%;
3. provide continuous access for fire fighting vehicles;
4. allow for vehicle access every 200m;
5. provide passing bays and turning areas for fire fighting appliances at frequent intervals (e.g. typically every 200m);
6. have a minimum cleared height of 4m;
7. have a formed width, gradient and erosion control devices, and are provided to all-weather standard; and
8. are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service.
 | Click and provide your representations. |
| ***Lot layout*** |  |
| **PO8**The lot layout of new development is designed to:-1. mitigate any potential bushfire hazard;
2. provide safe building sites.
 | **AO8.1**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). **AO8.2**Residential lots are designed to provide building envelopes in locations of lowest hazard within the lot. | Click and provide your representations. |
| ***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**Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPA at all times.**OR**Where there is no reticulated water supply:-1. the premises has a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and
2. the water supply dedicated for fire fighting purposes is sourced from:-
	1. a separate tank; or
	2. a reserve section in the bottom part of the main water supply tank; or
	3. a swimming pool; or
	4. a dam.

**AO9.2**The water supply outlet for fire fighting purposes is:-1. located remote from any potential fire hazards such as venting gas bottles;
2. provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); and
3. provided with an appropriate area stabilised for all-weather use by fire vehicles and which is located within 6m of the outlet or, where applicable, a swimming pool or dam.
 | Click and provide your representations. |

1. Editor’s note—medium, high and very high bushfire hazard areas are identified as ‘medium, high and very high potential bushfire intensity areas’ in the SPP interactive mapping system under the ‘Safety and resilience to hazards’ theme, subsection ‘Natural hazards risk and resilience’. [↑](#footnote-ref-1)