

6.4.3 Bushfire Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Bushfire Hazard Overlay shown on **Map OM-300 to Map OM-305**.

Table 6.4.3a – Standard Outcomes for the Bushfire Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Material Change of Use is not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305, unless it is limited to one or more of the following:</p> <ul style="list-style-type: none"> (a) landscaping; or (b) open space; or (c) drainage infrastructure; or (d) vehicular infrastructure such as roads, parking, servicing, manoeuvring and access areas. <p>Note – Where building assessment is required, buildings and structures must comply with the requirements for construction in bushfire prone areas in the building assessment provisions.</p> <p>Note – Where a firebreak is to be cleared, consideration will also be required of the ability of any vegetation clearing to be lawfully completed having regard to the provisions of this planning scheme, the Regulation and the <i>Vegetation Management Act 1999</i>.</p>
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (b) are located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 and are intended to be solely used for drainage or parkland purposes; or (c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (d) involves lots of more than 2,000m² which are subject to a development footprint plan.
SO3	<p>A development footprint plan is prepared for any lot greater than 2,000m² that includes a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that:</p> <ul style="list-style-type: none"> (a) does not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903; (b) is separated from a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all <u>development footprint</u> boundaries; (c) is located within 60 metres of a road frontage; and (d) enables an access route to be established between a road frontage and the <u>development footprint</u> that does not exceed a gradient of 12.5%. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO3(b).</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>All lot boundaries are separated from a <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all lot boundaries, other than a lot:</p> <p>(a) that is greater than 2,000m² in size; or</p> <p>(b) is intended to be solely used for drainage or parkland purposes.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO4.</p>
SO5	<p>Lots that are 2,000m² or less in size do not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903;</p>
SO6	<p>Unless SO7 applies, an asset protection zone provided in compliance with SO3 or SO4 comprises:</p> <p>(a) parks and open spaces; or</p> <p>(b) portions of lots greater than 2,000m² in size; or</p> <p>(c) public roads.</p>
SO7	<p>Where involving the creation of lots for <u>residential purposes</u> in an area without a reticulated water supply, an asset protection zone comprises:</p> <p>(a) a fire trail and working area designed in accordance with Table 6.4.3b; or</p> <p>(b) a public road (a perimeter road).</p>
SO8	<p>An asset protection zone which includes parks, open spaces or landscaping treatments:</p> <p>(a) comprises only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or</p> <p>(b) is designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO8.</p>
SO9	<p>New roads are not created within a <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305 unless:</p> <p>(a) the formed road is contained within a road parcel of sufficient width to allow the clearing of vegetation either side of the formed road to the extent necessary to maintain safe usage of the infrastructure in the event of a bushfire; and</p> <p>(b) the formed road provides access to land that is not within the <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305.</p>
SO10	<p>New roads created in an asset protection zone:</p> <p>(a) have a two-lane sealed carriageway clear of <u>hazardous vegetation</u>;</p> <p>(b) are connected to the wider public road network at both ends and at intervals of no more than 200 metres; and</p> <p>(c) do not include design elements that may impede access for fire-fighting and maintenance for firefighting purposes (for example traffic calming involving chicanes).</p>

 13. Natural Hazards including Climate Change (continued)	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO11	<p>New roads located within an area containing a reticulated water supply are provided with fire hydrants designed and installed in accordance with:</p> <ol style="list-style-type: none"> Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and the Road Planning and Design Manual 2nd edition, Department of Transport and Main Roads, 2013.
SO12	<p>Development for Reconfiguring a Lot where involving the provision of new roads ensures that the road network is suitable for evacuation purposes by:</p> <ol style="list-style-type: none"> directing occupants away from the <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; and including sufficient capacity to accommodate the evacuation of all occupants.
SO13	<p>Development for a Material Change of Use on land containing a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 does not result in:</p> <ol style="list-style-type: none"> an increase in <u>ignition sources</u> for bushfires; or an increase in the bushfire risk on adjoining land.
SO14	<p>Development for a Material Change of Use does not involve the manufacturing or storage of hazardous materials within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO15	<p><u>Hard to evacuate uses</u> are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO16	<p><u>Vital community infrastructure</u> is not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 unless it is demonstrated that a 10kw/m² radiant heat flux can be achieved.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO16.</p>
SO17	<p>Development for a Material Change of Use or Reconfiguring a Lot in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is provided with a water supply suitable for use for fire fighting that is either:</p> <ol style="list-style-type: none"> a reticulated water supply where located in a reticulated water supply area; or where a reticulated water supply is not available, a dedicated static water supply that is solely for fire-fighting purposes and can be accessed by fire fighting vehicles. <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply.</p>

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO18	<p>Any building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is used in accordance with a Bushfire Hazard Management Plan approved by Council and prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential bushfire risk, particularly during times when the risk of bushfire is identified as high (or above) by local authorities; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <u>bushfire hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Bushfire Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO19	<p>Any infrastructure associated with a building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that is likely to fail in the event of exposure to fire is wholly contained within a fire proof area of the building.</p>
SO20	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the building is within an identified <u>bushfire hazard area</u>.</p>
SO21	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the car parking area is within an identified <u>bushfire hazard area</u>.</p>

Table 6.4.3b – Fire Trail and Working Area Design Parameters

Parameter	Provisions
Width	Minimum 20 metres including a trafficable area, working area and balance area designed in accordance with this table.
Trafficable Area	A trafficable area is provided that is cleared and formed with: <ul style="list-style-type: none"> (a) a minimum width of four (4) metres that can accommodate a rural firefighting vehicle; (b) no less than 4.8 metres vertical clearance from canopy vegetation; and (c) no adjacent inhibiting embankments or retaining walls.
Working Area	A working area is provided on each side of the trafficable area: <ul style="list-style-type: none"> (a) with a minimum width of three (3) metres each side; and (b) cleared of all flammable vegetation greater than 10 centimetres in height.
Balance Area	A balance area (managed vegetation area) is provided that: <ul style="list-style-type: none"> (a) contains the balance of the fire trail width; (b) is sited to separate the trafficable area from a <u>bushfire hazard area</u>; and (c) comprises managed vegetation clear of major surface hazards.
Access	Access is granted in favour of the local government and Queensland Fire and Emergency Services Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.
Egress	Contains trafficable vehicle routes in to low hazard areas, every 200 metres.