

8.2.4 Bushfire hazard overlay code^{14 15}

8.2.4.1 Application

- (1) This code applies to accepted development 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)**.
- (2) The acceptable outcomes in **Table 8.2.4.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 8.2.4.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.4.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

Note—the Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Designated bushfire areas for the purposes of the *Building Regulation 2006* (section 12) and the BCA are identified as medium or high bushfire hazard areas or bushfire hazard area buffers on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**.

8.2.4.2 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 Bushfire hazard overlay 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 practicable, 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; and
 - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

¹⁴ Editor's note—the following elements referred to in this code are shown on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) medium and high bushfire hazard areas; and
- (b) bushfire hazard area buffers.

¹⁵ Editor's note—the **Planning scheme policy for the bushfire hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a bushfire hazard assessment and management plan.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A <i>dual occupancy</i> or <i>dwelling house</i> 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 the reticulated water supply <i>infrastructure</i> network. OR Where there is no reticulated water supply, the premises has an on-site water volume of not less than 5,000 litres available for fire fighting purposes, provided in:- (a) a separate tank; (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the <i>dwelling</i> ; or (d) a permanent dam. Note—water supply capacity for fire fighting purposes is in addition to water supply capacity for household use.
		AO1.2	Where the premises has an on-site water supply:- (a) a water supply outlet pipe 50mm in diameter and fitted with a 50mm female camlock (standard fire brigade fitting) is connected to the water supply (other than where the water supply is provided in a swimming pool or dam); (b) a hardstand area for fire fighting vehicles is provided within 6 metres of the water supply outlet pipe; and (c) any pumps that pressurise water output are able to be operated without reticulated power.

Table 8.2.4.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Bushfire Hazard Assessment and Management			
PO1	Bushfire mitigation measures are adequate for the potential bushfire hazard level of the <i>site</i> , having regard to the following:- (a) <i>vegetation</i> 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 <i>site</i> ; and (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for development proposed on the <i>site</i> (e.g. as part of a prior approval), design of	AO1.1	The level of bushfire hazard shown on a Bushfire Hazard Overlay Map is confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .
		AO1.2	Development is located, designed and operated in accordance with a <i>Council</i> -approved bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .

Performance Outcomes		Acceptable Outcomes	
	the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome.		
Impact of Bushfire Mitigation Measures on Ecologically Important Areas			
PO2	Bushfire mitigation measures do not adversely impact on:- (a) biodiversity values and functionality; and (b) the long-term physical integrity of <i>waterways, wetlands</i> and native <i>vegetation</i> areas.	AO2	No acceptable outcome provided.
Safety of People and Property			
PO3	Development maintains the safety of people and property from the adverse impacts of bushfire.	AO3	Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:- (a) <i>child care centre</i> ; (b) <i>community care centre</i> ; (c) <i>community residence</i> ; (d) <i>community use</i> ; (e) <i>educational establishment</i> ; (f) <i>emergency services</i> ; (g) <i>hospital</i> ; (h) <i>indoor sport and recreation</i> ; (i) <i>nature-based tourism</i> ; (j) <i>outdoor sport and recreation</i> ; (k) <i>relocatable home park</i> ; (l) <i>resort complex</i> ; (m) <i>short-term accommodation</i> ; (n) <i>residential care facility</i> ; (o) <i>retirement facility</i> ; (p) <i>short-term accommodation</i> ; (q) <i>tourist attraction</i> ; and (r) <i>tourist park</i> . Note—the level of bushfire hazard shown on a Bushfire Hazard Overlay Map is to be confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .
Essential Community Infrastructure			
PO4	<i>Essential community infrastructure</i> is able to function effectively during and immediately after bushfire events.	AO4	Development involving <i>essential community infrastructure</i> is not located within a confirmed medium or high bushfire hazard area. OR Where located in a confirmed medium or high bushfire hazard area, development involving <i>essential community infrastructure</i> 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 the bushfire hazard overlay code .
Hazardous Materials			
PO5	Public safety and the environment	AO5	Development involving the manufacture or

Performance Outcomes		Acceptable Outcomes	
	are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.		storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.
Access and Evacuation Routes			
PO6	Where development involves provision of a new public or private road, the layout, design and construction of the road:- (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.	AO6.1 AO6.2	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 <i>vegetation</i> or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.
Fire Breaking Trails			
PO7	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (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 an alternative safe access routes should access in one direction be blocked in the event of fire; and (c) providing for the separation of developed areas and adjacent bushland.	AO7	Where development involves the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i> . Such fire breaking trails:- (a) are located along and within a cleared road reserve having a minimum width of 20 metres; and (b) have a maximum gradient of 12.5%. OR Where development does not involve the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i> . Such fire breaking trails:- (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200 metres; (e) provide passing bays and turning bays every 400 metres; and (f) are located within an access easement that is granted in favour of <i>Council</i> and Queensland Fire and Rescue Service.
Lot Layout			
PO8	The lot layout of development is designed to:- (a) mitigate any potential bushfire hazard; and (b) provide safe building sites.	AO8.1 AO8.2	Residential lots are designed so that their size and shape allow for efficient emergency access to buildings and for fire fighting vehicles (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 ensure buildings and structures:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous <i>vegetation</i> of 1.5 times the height of the predominant mature tree canopy or

Performance Outcomes		Acceptable Outcomes	
			<p>10 metres, whichever is greater;</p> <p>(c) achieve a setback of 10 metres from any retained <i>vegetation</i> strips or small areas of <i>vegetation</i>; and</p> <p>(d) are sited so that elements of the development least susceptible to fire are sited closest to the fire hazard.</p>
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	<p>Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPa at all times.</p> <p>OR</p> <p>Where there is no reticulated water supply:-</p> <p>(a) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and</p> <p>(b) the water supply dedicated to fire fighting purposes is sourced from:-</p> <p>(i) a separate tank;</p> <p>(ii) a reserve section in the bottom part of the main water supply tank;</p> <p>(iii) a swimming pool installed immediately upon construction of the development; or</p> <p>(iv) a permanent dam.</p> <p>Note—due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the <i>site</i>, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.</p>
		AO9.2	<p>The water supply outlet for fire fighting purposes is:-</p> <p>(a) located remote from any potential fire hazards, such as venting gas bottles;</p> <p>(b) provided with a pipe 50mm in diameter and fitted with a 50mm female camlock (standard rural fire brigade fitting); and</p> <p>(c) provided with a hardstand area within 6 metres of the outlet for fire vehicles.</p>
		AO9.3	The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.
		AO9.4	Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not more than 100 metres apart.
Landscape Works in Bushfire Hazard Areas and Bushfire Hazard Area Buffers			
PO10	Development ensures that landscape treatment and species selection does not exacerbate potential bushfire hazard.	AO10.1	<p>Development provides for road verges and/or nature strips to be landscaped so as to form a swale drain for stormwater run-off with:-</p> <p>(a) low form, non-fire promoting native vegetation; or</p> <p>(b) low form and sparsely planted <i>vegetation</i>.</p>

Performance Outcomes		Acceptable Outcomes	
		AO10.2	<p>Note—the Planning scheme policy for development works provides guidance on selection of non-fire promoting <i>vegetation</i> species.</p> <p>Development incorporates low form, non-fire promoting native <i>vegetation</i> on areas of the <i>site</i> that are adjacent to or abutting bushland.</p>