

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within the High Bushfire Hazard Area or Medium Bushfire Hazard Area as shown on the **Bushfire hazard overlay maps (OM-003)** contained in Schedule 2 and identified as requiring assessment against the **Bushfire hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the code is to manage development that is in bushfire hazard areas so as to ensure that the risk to life, property, community and the environment during bushfire events is minimised and to ensure that development does not increase the potential for bushfire damage.
- (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) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.3.1 - Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Development does not increase the number of persons living or working on land subject to High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003) unless it is demonstrated that:</p> <ol style="list-style-type: none"> (a) the subject land is a Medium Bushfire Hazard (or lesser); or (b) development is for community Infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and (c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property. 	<p>AO1.1 Development does not increase the number of lots in areas of High Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003).</p> <p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003):</p> <ol style="list-style-type: none"> (a) <i>Accommodation activities group</i>; (b) <i>Business activities group</i>; (c) <i>Community activities group</i>; and (d) <i>Entertainment activities group</i>.

Performance outcomes	Acceptable outcomes
<p>PO2 In Medium Bushfire Hazard Areas as identified on Bushfire hazard overlay maps (OM-003), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for firefighting 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. <p>Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS. 	<p>AO2.1 The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>AO2.2 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003), roads are provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) Roads are designed and constructed with a maximum gradient of 12.5%; (b) Cul-de-sacs are not used except where: <ul style="list-style-type: none"> i. a perimeter road designed in accordance with AO3.3 isolates the development from hazardous vegetation; and ii. the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads; and iii. the maximum length of the cul-de-sac is 200 metres. <p>AO3.3 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003) and development is for the purpose of Reconfiguring a Lot, the design incorporates a perimeter road firebreak that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the lots and stands of native vegetation; (b) has a minimum cleared width of 20 metres; (c) has a constructed road width of six metres; and (d) is constructed to an all-weather standard.