

7.2.4 Bushfire hazard overlay code

7.2.4.1 Application

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

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

Note - The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated bushfire prone areas" for the purposes of the Building Regulation 2006 (section 12) and the BCA are identified as medium (potential intensity), high (potential intensity) or very high (potential intensity) bushfire hazard areas on the **Bushfire hazard overlay maps OM004a-b** in Schedule 2.

7.2.4.2 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 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 or severity of bushfire hazard;
 - (d) the loss of vegetation through inappropriately located *development* is minimised;
 - (e) *development* is sited and designed to assist emergency services in responding to bushfire threats or events; and
 - (f) community infrastructure is located and designed to maintain the necessary level of functionality to support affected persons during and immediately after a bushfire event

7.2.4.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.4.3.A - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b .	AO1.1 Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b . AO1.2 Uses within the following <i>Activity groups</i> are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b : (a) <i>Accommodation activities group</i> ;

Performance outcomes	Acceptable outcomes
	(b) <i>Business activities group</i> ; (c) <i>Community activities group</i> ; and (d) <i>Entertainment activities group</i> ; with community infrastructure being designed to minimise susceptibility to bushfire events.
PO2 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b , <i>buildings and structures</i> are sited: (a) in cleared areas where the environmental impacts of vegetation clearing are minimised; (b) on the area of the site which is least prone to bushfire hazard having regard to aspect, slope and vegetation; (c) to provide adequate setbacks between buildings, structures, and areas of identified bushfire hazard.	AO2 <i>Buildings and structures</i> in areas of Medium Bushfire (potential intensity) Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b : (a) are located 100 metres from ridgelines; (b) are not located on north to west facing slopes; have a firebreak with a minimum dimension of 20 metres.
PO3 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b , development maintains the safety of people and property by providing an adequate and accessible water supply for fire-fighting purposes.	AO3 For uses involving new or existing buildings in areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b each lot has: (a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow in 10 litres a second at 200kPa); or an accessible on-site dam or tank with fire fighting fittings, or a swimming pool of not less than 40,000 litres.
PO4 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b , vehicular access is designed 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 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. Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following: <ul style="list-style-type: none"> located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; the minimum cleared width not less than 6 metres; the formed width is not less than 2.5 metres; the formed gradient is not greater than 15percent; vehicular access is provided at both ends; passing bays and turning areas are provided for fire-fighting appliances either located on public land or in 	AO4.1 Development for Reconfiguring a Lot in a Medium (potential intensity) Bushfire Hazard Area as identified on Bushfire Hazard Overlay Map OM-004a-b incorporates a perimeter road firebreak that: (a) is located between the boundary of the lots and stands of <i>native vegetation</i> ; (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. AO4.2 The road design is capable of providing access for fire fighting and other emergency vehicles. AO4.3 In areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b , roads are provided in accordance with the following: (a) Roads are designed and constructed with a maximum gradient of 12.5percent;

Performance outcomes	Acceptable outcomes
<p>an access easement that is granted in favour of the Local Government and QFRS.</p>	<p>(b) Cul-de-sacs are not used except where:</p> <ul style="list-style-type: none"> (i) a perimeter road designed in accordance with AO3.1 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 <p>the maximum length of the cul-de-sac is 200 metres.</p>