

Division 3 – Assessment Criteria for the Bushfire Hazard Overlay

6.6 Bushfire Hazard Overlay Code

The provisions in this division comprise the Bushfire Hazard Overlay Code. They are:

- compliance with the Bushfire Hazard Overlay Code (section 6.7);
- overall outcomes for the Bushfire Hazard Overlay Code (section 6.8);
- specific outcomes, acceptable solutions and probable solutions for the Bushfire Hazard Overlay Code (section 6.9).

6.7 Compliance with the Bushfire Hazard Overlay Code

Development that is consistent with the specific outcome in section 6.9 complies with the Bushfire Hazard Overlay Code.

6.8 Overall Outcomes for the Bushfire Hazard Overlay Code

- The overall outcomes are the purpose of the Bushfire Hazard Overlay Code.
- The overall outcomes sought for the Bushfire Hazard Overlay Code are the following:
 - Development does not increase the risk caused by bushfires to people, property or public safety.

6.9 Specific Outcomes, Acceptable Solutions and Probable Solution for the Bushfire Hazard Overlay Code

The specific outcomes sought for the Bushfire Hazard Soils Overlay Code are included in column 1 of table 6.2. Acceptable solutions for self assessable development and probable solutions for code assessable development are included in column 2 of table 6.2.

Note: Land designated as high bushfire hazard on the Bushfire Hazard Overlay Maps CO2, EO2, and WO2 is a designated bushfire prone area for the purposes of Section 12 of the Building Regulation 2006.

Note: This Code contains three parts for undertaking a material change of use, building work, and reconfiguring a lot.

Table 6.2 Bushfire Hazard Overlay Code (Part 6 Division 3)	
Column 1 Specific Outcome	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Part 1 This part applies to a Material Change of Use	
Health and Safety	
SO1 Development is located to have minimal risk to the safety of people and property.	S1.1 Development that: <ol style="list-style-type: none"> Increases the number of people living or working in the natural hazard management area on a permanent basis; or Involves the manufacture or storage of hazardous material in bulk; is located on land that is not subject to High or Medium bushfire hazard. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: A site specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within a Natural Hazard Management Area (Bushfire), the bushfire hazard is low on the subject land. Refer to the State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, for a suitable methodology for bushfire hazard assessments. </div>
Part 2 This part applies to: <ul style="list-style-type: none"> a Material Change of Use; and Building Work 	
SO2 Development maintains the safety of	S2.1 Where within a high bushfire hazard area:

Table 6.2	
Bushfire Hazard Overlay Code (Part 6 Division 3)	
Column 1	Column 2
Specific Outcome	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
<p>people and property by mitigating the risk through:</p> <p>(a) Providing an adequate and accessible water supply for fire-fighting purposes; and</p> <p>(b) Avoiding the manufacture or storage of hazardous materials in bulk.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The preparation of a Bushfire Management Plan may be required to demonstrate achievement of the Specific Outcome. The State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood Bushfire and Landslide contains information on bushfire management plans.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>General Note: If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the Nature Conservation Overlay Code the proposed development may be inappropriate because of the need to clear vegetation for firebreaks. However if the development proposal is a development commitment the risk from the bushfire hazard should be mitigated in ways that minimise the adverse impacts on the nature conservation values.</p> </div>	<p>(a) for lots less than or equal to 4000m²:</p> <p>(i) the site is connected to a reticulated water supply that has a minimum pressure of 10 litres per second at 200kPa; or</p> <p>(ii) if the site is not connected to a reticulated water supply, an on-site water storage of not less than 5000 litres is provided from a swimming pool, accessible dam or tank with a fire brigade tank fitting;</p> <p>(b) for lots greater than 4000m²:</p> <p>(i) the site is connected to a reticulated water supply that has a minimum pressure of 10 litres per second at 200kPa; or</p> <p>(ii) if the site is not connected to a reticulated water supply, an on-site water storage of not less than 40000 litres is provided from a swimming pool, accessible dam or tank with a fire brigade tank fitting;</p> <p>S2.2 Where within a medium bushfire hazard area:</p> <p>(a) for lots less than or equal to 4000m²:</p> <p>(i) the site is connected to a reticulated water supply that has a minimum pressure of 10 litres per second at 200kPa; or</p> <p>(ii) if the site is not connected to a reticulated water supply, an on-site water storage of not less than 5000 litres is provided from a swimming pool, accessible dam or tank with a fire brigade tank fitting;</p> <p>(b) for lots greater than 4000m²:</p> <p>(i) the site is connected to a reticulated water supply that has a minimum pressure of 10 litres per second at 200kPa; or</p> <p>(ii) if the site is not connected to a reticulated water supply, an on-site water storage of not less than 40000 litres is provided from a swimming pool, accessible dam or tank with a fire brigade tank fitting;</p> <p>S2.3 The use does not involve the manufacture or storage of hazardous materials in bulk.</p>
Part 3	
This part applies to:	
<ul style="list-style-type: none"> • Reconfiguring a Lot 	
<p>S03 Development maintains the safety of people and property by mitigating the risk through:</p> <p>(a) Lot design and the siting of buildings;</p> <p>(b) Include firebreaks that provide:</p> <p>(i) Setbacks between buildings/structures and hazardous vegetation;</p> <p>(ii) Access for fire fighting/other emergency vehicles and safe evacuation;</p>	<p>S3.1 Residential lots are designed so that their size and shape:</p> <p>(a) allow for emergency access to buildings for fire-fighting appliances;</p> <p>(b) avoid long narrow lots with long access drives to buildings;</p> <p>(c) allow for building setbacks from hazardous material:</p> <p>(i) on lots equal to or larger than 2500m² in area, the greater of:</p> <p>(A) 1.5 times the predominant mature canopy height; or</p> <p>(B) 10.0 metres.</p> <p>(ii) On lots less than 2500m² in area:</p> <p>(A) 10.0 metres.</p>

Table 6.2 Bushfire Hazard Overlay Code (Part 6 Division 3)	
Column 1 Specific Outcome	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
<p>(c) Providing an adequate and accessible water supply for fire fighting purposes.</p> <p>Note: The preparation of a Bushfire Management Plan may be required to demonstrate achievement of the Specific Outcome. The State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood Bushfire and Landslide contains information on bushfire management plans.</p> <p>General Note: If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the Nature Conservation Overlay Code the proposed development may be inappropriate because of the need to clear vegetation for firebreaks. However if the development proposal is a development commitment the risk from the bushfire hazard should be mitigated in ways that minimise the adverse impacts on the nature conservation values.</p> <p>Note: Hazardous vegetation is outlined in Schedule 13.</p>	<p>Note: For reconfiguring a lot applications building envelopes or similar mechanisms should be used to control the future siting of buildings.</p> <p>S3.2 Firebreaks are provided by:</p> <ul style="list-style-type: none"> (a) a perimeter road that separates lots from areas of bushfire hazard and that road has a minimum cleared width of 20.0 metres; or (b) fire maintenance trails are located between the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: <ul style="list-style-type: none"> (i) have a minimum cleared width of 6.0 metres; and (ii) have a formed width and gradient, and erosion control devices; and (iii) have vehicular access; and (iv) provide passing bays and turning areas for fire-fighting appliances; and (c) cleared breaks of 6.0 metres minimum width in retained bushland within the development to allow burning of sections and access for bushfire response. <p>Note: Fire maintenance trails should only be accepted if it is not practicable to provide the firebreak in the form of a perimeter road due to topographic or vegetation constraints or because access to the proposed lots can be provided from an existing road and it would be unreasonable to require the construction of a new road.</p> <p>S3.3 Roads:</p> <ul style="list-style-type: none"> (a) have a maximum gradient of 12.5%; (b) exclude culs-de-sac except where a perimeter road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.

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Historic Version
Caboolture ShirePlan