

Planning Scheme Policy Bushfire Prone Areas



Planning scheme policy – Bushfire prone areas

Adoption

Moreton Bay Regional Council adopted this planning scheme policy on 24 November 2015.

Commencement

This planning scheme policy will take effect from 1 February 2016.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 3, Part 4, Division 2 and Part 5, Division 1 of the *Sustainable Planning Act 2009*.

1.1 Purpose

The purpose of this planning scheme policy is to provide guidance for the preparation of a bushfire management plan.

This policy has been prepared in accordance with the current State Planning Policy (December 2013) and associated Draft State Planning Policy Guideline, State interest – Natural hazards: Guidance on flood, bushfire and landslide hazard (December 2013).

Where the information required by this policy is not supplied when the development application is made, they will be the subject of an information request under the Integrated Development Assessment System (IDAS).

1.2 Application

This planning scheme policy applies to self-assessable and assessable development in the Very high potential bushfire intensity, High potential bushfire intensity, Medium potential bushfire intensity and Potential impact buffer areas identified on Overlay map – Bushfire hazard. The Bushfire hazard overlay mapping is based on the Queensland state government interactive bushfire hazard mapping.

1.3 Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the planning scheme applies.

2. Bushfire management plan

A bushfire management plan identifies strategies for mitigating the impacts of bushfire on life, property and the environment. This includes identifying specific risk factors associated with developments, planning for the separation of at-risk elements and providing access and treatments to facilitate an effective response to bushfire.

A bushfire management plan is to include the following:

1. An assessment of the nature and severity of the bushfire hazard affecting the site and any other site specific factors are important in devising suitable bushfire mitigation strategies. These factors include matters such as likely direction of bushfire attack, environmental values that may limit mitigation options, location of evacuation routes and/or safety zones.
2. An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities conducted and materials to be stored on the site, numbers and types of persons likely to be present, particular warning and/or evacuation requirements etc.
3. A plan for mitigating the bushfire risk identified in (1) and (2) above. The plan must address all assessment criteria contained in zone, local plan and development codes and the following, and recommend specific mitigation actions for the proposed development including:
 - i. access, including road layout and access to the site, access and evacuation requirements and access for two wheel drive vehicles and fire-fighting appliances;
 - ii. lot layout and lot orientation;
 - iii. identification of hazardous vegetation and appropriate setbacks;
 - iv. fire trails:
 - a. the need for and construction of fire-trails;

- b. access requirements and access routes for two wheel drive vehicles and fire fighting appliances; and
 - c. construction standards for firetrails (see relevant zone, local plan and development codes and provisions below for signage requirements);
- v. identification and construction standards of fuel free and fuel reduction buffers (see the provisions below);
- vi. building locations and siting, building orientation, building envelopes and siting requirements for nominated building areas;
- vii. appropriate design and construction of buildings including specifications and materials for the design and construction;
- viii. details of the types of new vegetation and landscape treatments to be used on site, particularly in fuel free and fuel reduction buffers;
- ix. details of any clearing proposed;
- x. identification of risk from the surrounding lands;
- xi. warning and evacuation procedures and routes and responsibilities for their maintenance;
- xii. individual property fire management plans, including maintenance regimes;
- xiii. fire-fighting requirements including infrastructure and the requirement for a dedicated water storage exclusively for fire-fighting purposes and/or the utilisation of existing dams for fire-fighting purposes;
- xiv. any other specific measures such as external sprinkler systems and alarms;
- xv. ongoing maintenance and response awareness programs; and
- xvi. identification of specific responsibility for actions to be taken under the bushfire management plan, including a summary of the responsibilities of:
 - a. owners/occupiers of lots within the subject development;
 - b. the developer;
 - c. Moreton Bay Regional Council, including estimated costs of Council's responsibilities;
 - d. a general statement of the implications of non-compliance with the recommendations of the bushfire management plan in relation to household (fire) insurance policies; and
 - e. any other relevant matters which may become apparent during preparation of the plan.

The level of detail required for a particular development application should be determined in consultation with Council's Development Services department.

Signage for firetrails

Signage for firetrails is to be erected at regular intervals and at changes of direction. These signs incorporate red arrows or a triangle to mark the direction of the fire-trail (see Appendix A).

Signage for water points

Signage for water points is to be erected to indicate the existence of a static water point. A blue cats eye on a light blue post is to be used at the water source and the direction to a static water source will be marked by a blue reflective arrow or triangle (see Appendix A).

3. Reference list and supporting tools

1. Draft State Planning Policy Guideline, State interest – Natural hazards: Guidance on flood, bushfire and landslide hazard, 2 December 2013. *Department of State Development, Infrastructure and Planning.*
2. State Planning Policy 1/03 Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, June 2003. *Department of Local Government and Planning and Department of Emergency Services.*
3. State Planning Policy, December 2013. *Department of State Development, Infrastructure and Planning.*

Appendix A – Signage



Water Point Direction Marker



Fire Trail Marker (cat 1)