

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP15 Demonstrating Compliance with the Bushfire  
Hazard Area Overlay Code

## Planning Scheme Policy for *PineRiversPlan*

### PSP15 Demonstrating Compliance with the Bushfire Hazard Area Overlay Code

#### ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

#### COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

#### ADOPTION OF AMENDMENT (Amendment 3/2008)

Moreton Bay Regional Council adopted this amendment to the planning scheme policy on 18 November 2008.

#### COMMENCEMENT OF AMENDMENT

This amendment to the planning scheme policy took effect from 15 December 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.



John Rauber  
Chief Executive Officer

## PSP15 - DEMONSTRATING COMPLIANCE WITH THE BUSHFIRE HAZARD AREA OVERLAY CODE

### HEAD OF POWER

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

The obligation to make this policy is imposed by *State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.

### OBJECTIVE

Any application for development that is assessable against the Bushfire Hazard Area Overlay Code will need to demonstrate compliance with the applicable specific outcomes of that code.

The purpose of this policy is to outline the information that would be required in order to (1) provide proof that the site is not subject to high or medium bushfire risk; or (2) properly assess a development application that required assessment under the Bushfire Hazard Area Overlay Code. Where the details required to satisfy (2) are not supplied when the development application is made, they will be the subject of an information request under the Integrated Development Assessment System (IDAS).

### DEFINITIONS/APPLICATION

#### Application

This policy applies to all developments for which (1) a written assessment is required to show the site is not subject to high or medium bushfire risk; or (2) an application is required under the Bushfire Hazard Area Overlay Code and which require written assessment.

#### Definitions

**Competent Person** – An appropriately qualified and experienced consultant with appropriate and proven technical expertise in the identification of bushfire hazard/risk as approved by Council.

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

### POLICY STATEMENT

#### Written assessment to confirm site is not subject to high or medium bushfire risk

In order to determine the level of assessment for specific uses in the Bushfire Hazard Area Overlay Code a written assessment by a **competent person** must be completed. The written assessment shall be in accordance with the requirements of this policy.

The written assessment shall be in the form of a site assessment sheet (see Appendix 2) and the *competent person* shall provide a copy of the completed site assessment sheet, confirming the site is not subject to high or medium bushfire hazard risk, to Council prior to any work commencing.

#### Development that triggers assessment under the Bushfire Hazard Area Overlay Code

For development that triggers assessment under the Bushfire Hazard Area Overlay Code:-

- (1) a report determining the nature and extent of the bushfire hazard across the site; and
  - (2) a bushfire management plan, including an assessment of the potential impacts of the development;
- must be lodged with the application.

All reports, assessments and plans prepared under this policy must be prepared by a suitably qualified and experienced person in consultation with the local fire brigade, and if the subject site adjoins land owned by a local, state or federal government, the relevant land manager.

## Bushfire Hazard Assessment

A site specific bushfire hazard assessment should be carried out in accordance with the methodology prescribed in Appendix 3 of the *State Planning Policy Guideline 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. Council's Bushfire Management Strategy contains information particular to Pine Rivers Shire on vegetation communities, slope and aspect. This information should be used when compiling the hazard assessment.

## Bushfire Management Plan

The bushfire management plan is to include the following –

- (1) An assessment of the nature and severity of the bushfire hazard affecting the site as determined from the Bushfire Hazard Assessment and any other site specific factors that 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). The plan must address all of the matters raised in the Overlay Code and the following, and recommend specific mitigation actions for the proposed development:
  - (a) access, including road layout and access to the site, access and evacuation requirements and access routes for two wheel drive vehicles and fire fighting appliances;
  - (b) lot layout and lot orientation;
  - (c) identification of hazardous vegetation and appropriate setbacks;
  - (d) fire trails:
    - (i) the need for and construction of firetrails;
    - (ii) access requirements and access routes for two wheel drive vehicles and fire fighting appliances; and
    - (iii) construction standards for firetrails (see Overlay Code and provisions below for signage requirements);
  - (e) identification of asset protection zone and construction standards for asset protection zones (see the provisions below);
  - (f) building locations and siting, building orientation, building envelopes and siting requirements for nominated building areas;
  - (g) appropriate design and construction of buildings including specifications and materials for the design and construction;
  - (h) details of the types of new vegetation and landscape treatments to be used on site, particularly in the asset protection zone;
    - (i) details of any clearing proposed;
  - (j) identification of risk from surrounding lands;
  - (k) warning and evacuation procedures and routes and responsibilities for their maintenance;
  - (l) individual property fire management plans, including maintenance regimes;
  - (m) firefighting 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;
  - (n) any other specific measures such as external sprinkler systems and alarms;
  - (o) ongoing maintenance and response awareness programs; and
  - (p) identification of specific responsibility for actions to be taken under the Bushfire Management Plan, including a summary of the responsibilities of:
    - (i) owners/occupiers of lots within the subject development;
    - (ii) the developer;
    - (iii) Pine Rivers Shire Council, including estimated costs of the Shire's responsibilities;

- (iv) 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
- (v) any other relevant matter 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.

### **Asset Protection zone construction**

An asset protection zone is a 20 metre wide zone around buildings and structures that is part fuel free and part fuel reduced. It consists of an inner area and an outer area. Asset protection zones are wholly located within the boundaries of the development site and no habitable structures are permitted within this zone.

Maintenance of the asset protection zone needs to occur for the life of the asset bordered by that zone. Hazard reduction within the asset protection zone is to be carried out in a manner that minimises site disturbance. Where necessary, reduction is to be carried out by hand with trees being felled rather than pushed over.

#### Inner Area

The inner area of this zone is 10 metres wide and is directly adjacent to the asset being protected. This area is kept free of litter and may be paved or concreted, gravel or lawn.

The performance of the inner area must be such that:

- (1) there is minimal fine fuel at ground level which could be set alight by a bushfire; and
- (2) woodpiles, wooden sheds, combustible material storage areas, large areas/quantities of garden mulch, stacked flammable building materials etc are not located in the inner area.

#### Outer Area

The outer area of this zone is also 10 metres wide. In this area shrubs may be planted but not under trees and trees and shrubs may be retained or planted in a manner that ensures there will be no continuous canopy across or into a site.

The presence of a few shrubs or trees in the outer area is acceptable provided that they:

- (1) do not touch or overhang the building;
- (2) are well spread out and do not form a continuous canopy;
- (3) are not species that retain dead material or deposit excessive quantities of ground fuel in a short period or in a danger period; and
- (4) are located far enough away from the house so that they will not ignite the house by direct flame contact or radiant heat emission.

Fine fuel loadings within the outer area are to be kept to a level where the fire intensity expected will not impact on adjacent developments. As a guide, 8 tonnes per hectare of fuel is commonly used as the upper acceptable limit. In grasslands, fuel height is maintained below 10 centimetres.

### **Signage for firetrails**

Signage for firetrails is to be erected at regular intervals and at changes of direction of such firetrails and these signs incorporate red arrows or a triangle to mark the direction of the firetrail (see Appendix 1).

### **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 a triangle (see Appendix 1).

### **Reference List**

- (1) State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.
- (2) State Planning Policy 1/03 Guideline. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.
- (3) Pine Rivers Shire Bushfire Management Strategy. Dated 15 September 2003 Landmarc Ltd

- (4) Bushfire Prone Areas – Siting and Design of Residential Buildings. December 1997. Qld Dept Local Government and Planning with Queensland Fire and Rescue Authority Rural Fire Division.
- (5) Planning for Bushfire Protection: A Guide for Council's, Planners, Fire Authorities, Developers and Home Owners. December 2001. NSW Rural Fire Service and Planning NSW.

## REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

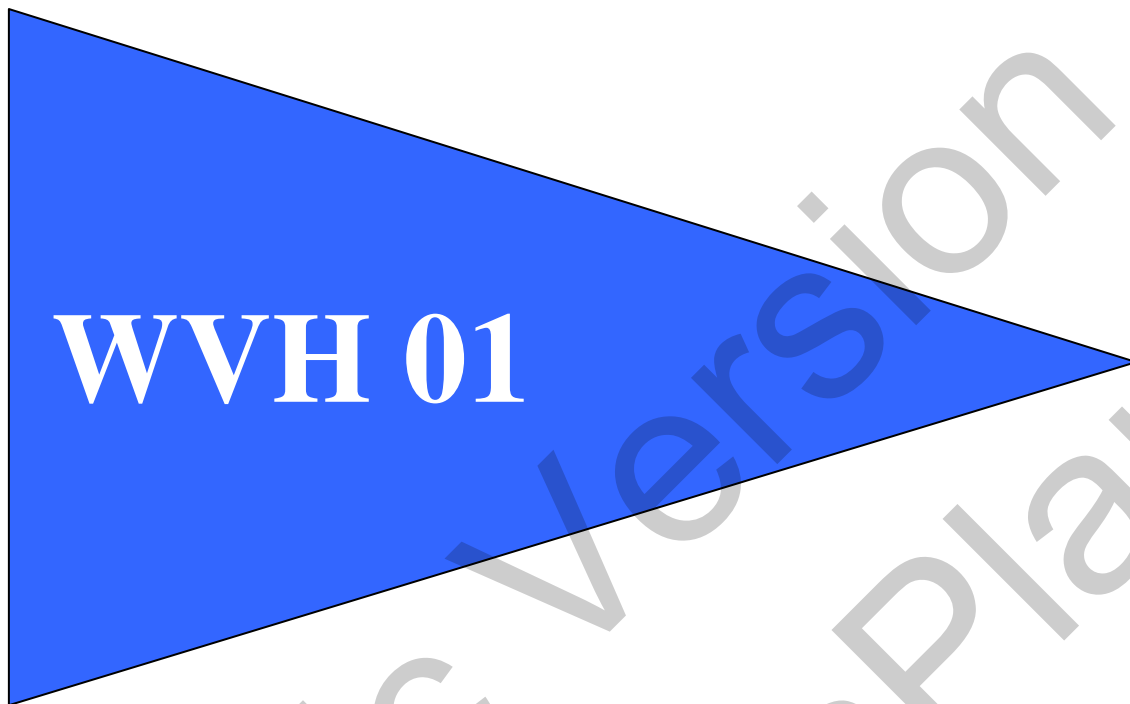
- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

## RESPONSIBILITY

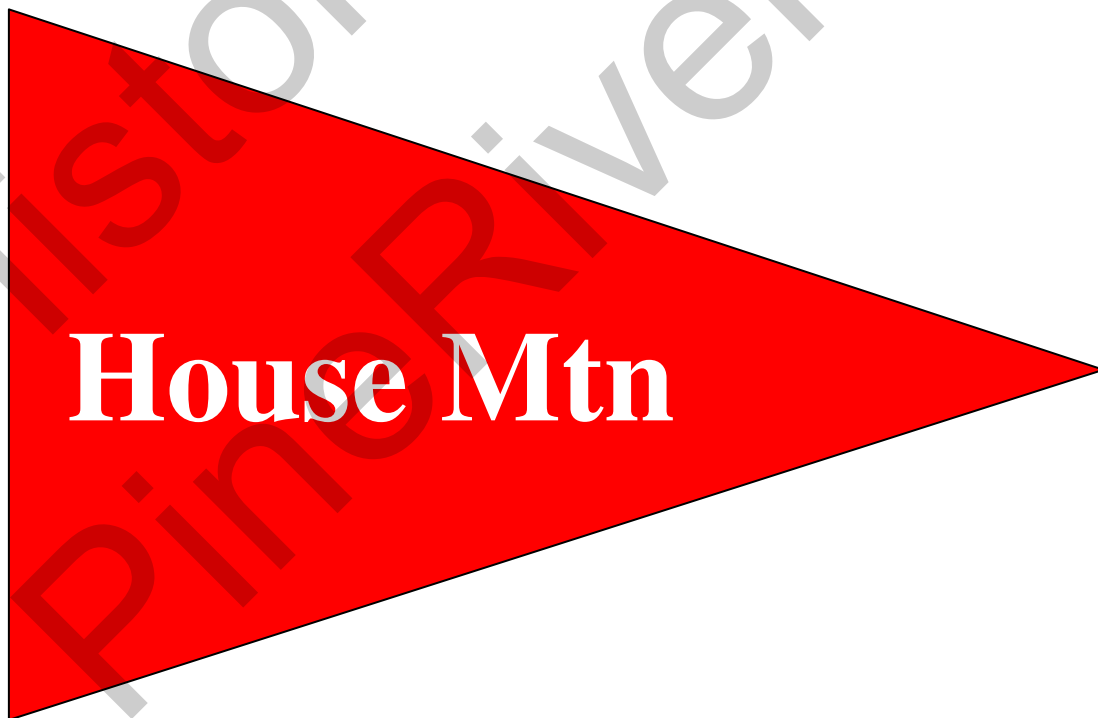
This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.

## APPENDIX 1      SIGNAGE



**Water Point Direction Marker**



**Fire Trail Marker (cat 1)**

**APPENDIX 2**

**SITE ASSESSMENT SHEET**

Please see over

Historic Version  
Pine Rivers Plan



# BUSHFIRE HAZARD SITE ASSESSMENT SHEET

ITEM		HAZARD SCORE	COMMENTS
<b>Topography/Slope</b>			
The slope is a strong determinant of the rate of spread; the steeper the up-slope the faster the fire can travel, conversely, on flat terrain, the rate of spread will be significantly slower. Slope values are grouped into 5 categories. The fire ratings are as shown:			
Gorges and mountains (>30% slope)	5		
Steep hills (20-30% slope)	4		
Rolling hills (10-20% slope)	3		
Undulating (3-10% slope)	2		
Plains (0-3%)	1		
<b>Vegetation</b>			
The vegetation types have been rated according to their flammability, heat yield and fire spread potential under the most severe conditions likely.			
12.11.2	Wet sclerophyll forest of flooded gum/tallowwood/brush box	10	
12.12.2	Wet or moist sclerophyll forest of blackbutt/tallowwood/grey ironbark	10	
12.3.5	Paperbark swamp, usually in pure stands	8	
12.3.6	Paperbark swamp, with Blue gum and swamp box	8	
12.9–10.4	Scribbly gum/pink bloodwood/smooth-barked apple woodland on coastal lowlands	8	
12.5.3	Queensland white stringybark/pink bloodwood/grey ironbark open-forest	8	
12.12.15 & 12.11.3	Small-fruited grey gum/grey ironbark open-forest	8	
12.12.14	Scribbly gum/red bloodwood/Queensland white stringybark woodland	8	
	Notophyll vine forest with Sydney blue gum emergents	7	
12.11.18	Gum-topped box communities	6	
12.3.11	Blue gum flats, often with grey ironbark, in near-coastal areas	6	
12.3.3	Blue gum flats, without grey ironbark, away from the coast	6	
	Blue gum/yellow box/grey gum open-forest	6	
12.5.2	Blue gum/pink bloodwood woodland	6	
12.9/10.17 & 12.11.6	Spotted gum/narrow-leaved ironbark woodland	6	
12.11.19	Broad-leaved ironbark woodland	6	
12.11.5	Eucalypt woodlands	6	
12.12.12	Narrow-leaved ironbark/blue gum woodland on lower hill slopes	6	
	Queensland Ash woodland	6	
–	Regrowth scrub and un-grazed grass	5	
–	Degraded and weed invaded rainforest	4	
12.3.7	River oak/blue gum on creeks and rivers	4	
–	Grassland/pasture	2	
	Swamp she-oak woodland	1	
12.1.1	Swamp she-oak open forest in swamps	1	
12.3.1	Complex notophyll and araucarian notophyll vine forests of white booyong, giant water gum, silky oak, with black bean/weeping lilly pilly locally dominant	1	
12.8.3	Complex notophyll vine forest of booyong, rose marara	1	
12.12.16 & 12.11.10	Araucarian notophyll and notophyll/microphyll vine forests of booyong, rose marara and/or giant ironwood and/or hauer. Emergents of hoop and bunya pine	1	
12.1.3	Mangrove	0	

12.1.2	Salt marsh	0		
–	Water	0		
–	Clear ground	0		
–	Urban development	0		
<b>Aspect</b>				
The following loading factors indicate the degree of fire risk with different aspects:				
North to North-West		2		
Sout-West to North-West		3		
South-West to South		1		
North to East		0.5		
All slopes (<3%)		0.5		
East to South		0		
<b>TOTAL HAZARD SCORE</b>				

TOTAL RATING	SEVERITY RATING
13 or greater	High
6 to 12.5	Medium
1 to 5.5	Low

## ENDNOTES

Amendment No – 3/2008		Date Adopted – 18 November 2008	Effective Date – 15 December 2008
Planning Scheme Policy Reference	Description of Amendment		
Page 1 Head of Power	Reword statement.		
Page 1 Objective	Amend to include proof site is not subject to high or medium bushfire risk.		
Page 1 Application	Amend to include written assessment requirement.		
Page 1 Definitions	<ul style="list-style-type: none"> <li>• Include definition of a competent person.</li> <li>• Amend to refer to <i>PineRiversPlan</i> rather than individual section.</li> </ul>		
Page 1 Policy Statement	Include requirement for written assessment.		
Page 4 Responsibility	Amend position names.		
Page 6	Include new Appendix 2.		