2.1.6 Code for Development in Bushfire Hazard Areas

PURPOSE

The purpose of this Code is to minimise:

- the number of people and properties at risk of exposure to bushfire hazard; and
- the loss of vegetation through inappropriately located development.

APPLICATION

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.[1]

[1] *The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).*

Element 1: Fire Management Plan (for Assessable Development only)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The fire mitigation methods used at the site must be adequate for the potential bushfire hazard rating of the individual site, having regard to: (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site fire hazard implications of the development; (e) bushfire history; (f) conservation values of the site; and (g) ongoing maintenance.	**A1** The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 - Preparation of a Bushfire Management Plan.[2]

[2] *Where a bushfire management plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with this Element.*

Element 2: Lot Layout, Land Use and Access (for Assessable and Self-Assessable Development)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The lot layout of new developments must be designed to mitigate any potential bushfire hazard and provide safe sites.	**A1** The proposal demonstrates building envelopes are designed to have a setback of: • 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and • 10m away from any retained vegetation strips or small areas of vegetation.
P2 With the exception of uses permitted by an existing approval, any material change of use must not result in a high concentration of people living or congregating in a medium or high potential bushfire hazard area.	**A2.1** With the exception of uses permitted by an existing approval, the following uses are not located within a medium or high potential bushfire hazard area: (a) educational establishment; (b) hospital; (c) aged persons accommodation (including Retirement Village and Residential Care Facility); (d) caravan park; (e) child care centre; (f) community centres; (g) community residence; (h) high security correctional facilities; or (i) Development involving the manufacture or storage of hazardous materials in bulk.
P3 Vehicular access must be designed to mitigate against bushfire hazard by: (a) (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) (b) ensuring adequate access for the evacuation of residents and emergency personnel, on the event of an emergency, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) (c) providing for the separation of developed areas and adjacent bushland.	**A3.1** For development proposed in a medium or high potential bushfire hazard area, the development design incorporates: (a) a perimeter road that is located within the development site between the boundary of the proposed lots and the adjacent bushland having a minimum cleared width of 20 metres; or (b) if a) is not possible, a perimeter track on a minimum cleared width of 6 metres within the development site to adjacent bushland which has a grade not greater than 12.5%; **AND** **A3.2** The road design is capable of providing access for fire fighting and other emergency vehicles by incorporating through roads only and road grades not exceeding 12.5%. **AND** **A3.3** Any perimeter track: • incorporates access points at either end, a vehicle passing bay every 200 metres and a vehicle turnaround every 400 metres; • has a formed width and gradient, and erosion control devices to local government standards; • is either dedicated to Council, or within an access easement that is granted in favour of Council and Queensland Fire and Rescue Service.

Element 3: Siting, Building Design and Construction[3]

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings and structures are sited to minimise potential bushfire hazard and associated clearing of remnant vegetation.[4]	**A1.1** Buildings and structures are sited in the area of lowest bushfire hazard. **AND** A1.2 Buildings and structures are located away from the most likely direction of a fire front, or on a flat site at the base of the slope. **AND** **A1.3** No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required. **AND** **A1.4** On properties where boundary fences abutting native bushland areas, construction of timber paling fencing should not be permitted. The construction of colourbond steel fences is permitted.

3 The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).

4 If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally 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 must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to the Nature Conservation and Biodiversity Code, the Waterways and Wetlands Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.

Element 4: Water Supply

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely accessible for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.	**A1.1** Each dwelling unit on the site with a gross floor area greater than 50m² has a reliable reticulated water supply that has a minimum pressure and flow of 10 litres a second at 200kPa at all times. **OR** **A1.2** Each dwelling unit on the site has an on-site water supply volume of not less than 20,000 litres available for the purposes of fire fighting. The water supply can be either: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the development[5] **AND** **A1.3** The water supply outlet is located away from any potential fire hazards, such as venting gas bottles. **AND** **A1.4** The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting) and a hardstand area within 6 metres of the outlet for fire vehicles[6]. **AND** **A1.5** The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles. **AND** **A1.6** The pumps that pressurise water output from the tank must be able to be operated without reticulated power. **AND** **A1.7** Fire hydrants along National Park perimeter roads should be located not less than 100m apart. **AND** **A1.8** Road verges and/or nature strips should be landscaped to form a swale drain for stormwater run-off; with low form, nonfire promoting native vegetation OR low form and sparsely planted vegetation (i.e no dense cluster planting). **AND** **A1.9** Properties that are located adjacent or abutting bushland should plant low form, non-fire promoting vegetation on areas of the property that are adjacent or abutting bushland.

5 It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.

6 A1.3 and A1.4 are not applicable to inground swimming pools that are used as a fire fighting water supply.