

SC6.2.4 Planning Scheme Policy 4 - Bushfire Management Plans



Part 1 Introduction

1.1 Title

This planning scheme policy may be cited as Planning Scheme Policy 4 - Bushfire Management Plans.

1.2 Purpose of this planning scheme policy

The purpose of this planning scheme policy is to provide guidance for the preparation of a Bushfire Management Plan (BMP) to ensure:

- (a) development is designed and located to minimise risks to people and property from bushfires;
- (b) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
- (c) development contributes to effective and efficient disaster management response and recovery capabilities.

Where the information required by this policy is not supplied when the development application is made, this information may be the subject of an information request as part of the development assessment process.

1.3 Structure of this planning scheme policy

- Part 1. Title
- Part 2. Bushfire Management Plan
- Part 3. Reference List and Supporting Tools

1.4 Commencement

This planning scheme policy commences on the date of the Scenic Rim Planning Scheme.

1.5 Relationship to the Planning Act 2016

This planning scheme policy is made pursuant to the *Planning Act 2016*.

1.6 Applicability of this planning scheme policy

This planning scheme policy applies where:

- (1) development occurs within areas identified as a Bushfire Hazard Area (Very High, High, Medium or Potential Impact Buffer) on **Overlay Map OM-03-B Bushfire Hazard**; and
- (2) the Bushfire Hazard Overlay Code requires the preparation of a Bushfire Management Plan.

Note - The bushfire hazard overlay mapping is based on the Queensland State Government SPP interactive bushfire hazard mapping. Any updates to this mapping affecting the development must be noted and considered in the preparation of a Bushfire Management Plan.

1.7 Relationship to Other Legislation and Standards

This Policy must be read in conjunction with Council's Planning Scheme, statutory requirements including Council Local Laws, the Act and other references/standards as detailed herein.

1.8 Referenced documents

Any non-local government publication referenced must be sourced directly.

Part 2 Bushfire Management Plan

2.0 Bushfire Management Plan

A Bushfire Management Plan identifies bushfire hazards, risk to development and 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.

2.1 Suitably Qualified Person

The Bushfire Management Plan must be prepared, or peer reviewed, by a *suitably qualified person* having:

- (1) experience in bushfire management consultancy;
- (2) consultative experience with other relevant stakeholders;
- (3) demonstrated experience in fire management planning activities in the Southeast Queensland/ Northern New South Wales region;
- (4) experience in all aspects of bushfire management, fire prevention and fire suppression; and
- (5) qualifications being:
 - (a) Degree (AQF level 8) qualifications in environmental science, environmental management (or an equivalent discipline); or
 - (b) demonstrated experience in botanical survey and spatial analysis methods, including use of geographic information systems (GIS) software; or
 - (c) demonstrated experience in the assessment of bushfire hazard and risks; or
 - (d) technical qualifications in environmental science, environmental management (or an equivalent discipline); or
 - (e) demonstrated relevant industry experience in the assessment of bushfire hazard and risks for a minimum five years; or
 - (f) Accreditation by the Fire Protection Association of Australia's Bushfire Planning and Design (BPAD) Accreditation Scheme as a level 2 or 3 bushfire assessor.

The qualification and experience of the person undertaking, and peer reviewing if applicable, the Bushfire Management Plan must be stated within the plan.

2.2 Where a Bushfire Management Plan is not required

A Bushfire Management Plan is not required where:

- (1) Development is Accepted with Requirements and complies with the Acceptable Outcomes of **Table 8.2.3.3.1 Bushfire Hazard Overlay Code - For Accepted and Assessable Development, AO1**;
OR
- (2) Development is Assessable and a site specific assessment by a *suitably qualified person* determines that bushfire hazard is unlikely in any areas (external of buildings) which are used by persons operating, using or visiting the development in accordance with **PO1** in **Table 8.3.1.3.2 - Bushfire Hazard Overlay Code - Assessable Development**; and
Note - For example, mapping does not, or no longer represents the on-site vegetation.
- (3) The *suitably qualified person* certifies and demonstrates (2) above, and that a Bushfire Management Plan is not required; and

(4) A copy of the above certification (and demonstrated reasons) are provided to Council.

2.3 Bushfire Management Plan Details

2.3.1 Whole of Development Planning

In preparing a Bushfire Management Plan (BMP), the entire development must be considered, and in doing so, the *suitably qualified person* must be familiar with the site, and the proposed development. Considerations should include the following (where relevant) as a minimum:

Contents	Considerations/requirements
1. Executive Summary	<ul style="list-style-type: none"> Includes recommendations
2. Authors Details	<ul style="list-style-type: none"> Detail of the report's author/peer reviewer Qualifications and experience Contact details
3. Site Description	<ul style="list-style-type: none"> Details and photographs of the physical characteristics of the site including vegetation, topography and access; Provide an overview of the existing land uses; Details of the proposed development, including a current aerial photo highlighting bushfire hazard areas overlaid with the plan of development; Development siting and layout; Zoning and relevant overlay details; Local climate considerations.
4. Site Vegetation	<ul style="list-style-type: none"> Aerial photograph; Onsite photographs; Any vegetation management, clearing and landscaping proposed as part of the development; Visual assessment comments.
5. Conservation of Significant Vegetation	<ul style="list-style-type: none"> Details of State or Commonwealth significant vegetation; Details of vegetation identified as Matters of State and Local Environmental Significance as detailed in the Planning Scheme.
6. Bushfire Risk Assessment	<ul style="list-style-type: none"> A site-based assessment of bushfire attack levels undertaken in accordance with AS3959 - 2009. This must also address any areas external of buildings which are used by persons operating, using or visiting the development; Radiant heat levels and separation distances established in accordance with method 2 identified in AS3959-2009; A determination whether the safety of people, property and vegetation associated with the development, can be managed and lives protected (including by risk mitigation) in a bushfire event; and Any other assessments conducted or appropriate.
7. Bushfire Risk Management Solutions and Recommendations	<ul style="list-style-type: none"> Detail how bushfire hazard can be mitigated with particular reference to: <ul style="list-style-type: none"> (a) the safety of people residing, working, using or visiting the site;

Contents	Considerations/requirements
	<ul style="list-style-type: none"> (b) driveway access and internal road design; (c) means of emergency ingress and egress by vehicles and pedestrians; (d) proposed fire-fighting infrastructure; (e) evacuation procedures for visitors, residents and staff in the case of bushfire; (f) water supply for fire-fighting; (g) access for fire-fighting and emergency vehicles; and (h) where a vulnerable use, the safety of people in a bushfire event can be managed considering the use and the people associated with the particular use; (i) The BMP demonstrates that the safety of people and property in a bushfire event can be managed and risks mitigated; and • The BMP demonstrates how each outcome of the Bushfire Hazard Overlay Code can be achieved; and • Provide recommendations in regard to: <ul style="list-style-type: none"> (a) bushfire hazard mitigation; (b) siting of the development, landscaping and vegetation; (c) on-going bushfire management and procedures of the development; (d) protection measures for significant vegetation; (e) clearing of vegetation to reduce bushfire hazard; and (f) evacuation procedures.
8. References	Other documents referenced in or relevant to the report

2.3.2 Reconfiguration of Lots

A Bushfire Management Plan submitted as part of a development application for Reconfiguration of a lot is to also include the below.

- (1) An assessment of the nature and severity of the bushfire hazard affecting the site and any other site specific factors that are important in devising suitable bushfire mitigation strategies. These factors include but are not limited to matters such as the 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) An assessment of how the proposal complies with all of the relevant assessment criteria

contained in zone, local plan and development codes and recommend specific mitigation actions for the proposed development to address bushfire hazard including:

- (a) access, including road layout and access to the site, access and evacuation requirements and access 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 fire trails over the use of a perimeter road;
 - (ii) access requirements and access routes for two wheel drive vehicles and fire-fighting appliances; and
 - (iii) construction standards for fire trails (see **2.3.4 Fire Trails**);
- (e) identification and construction standards of fuel free and fuel reduction buffers (refer to the provisions below);
- (f) building locations and siting, building envelopes and siting requirements for nominated building areas;
- (g) details of the types of new vegetation and landscape treatments to be used on site, particularly in fuel free and fuel reduction buffers;
- (h) details of any clearing proposed;
- (i) identification and mitigation of risk from the surrounding lands;
- (j) warning and evacuation procedures and routes and responsibilities for their maintenance;
- (k) individual property fire management plans, including maintenance regimes;
- (l) 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;
- (m) any other specific measures such as external sprinkler systems and alarms;
- (n) on-going maintenance and response awareness programs; and
- (o) 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) Scenic Rim Regional Council, including estimated costs of Council'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 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.

2.3.3 Signage

Signage for fire trails

Signage for fire trails is to be erected at regular intervals and at changes of direction. These signs should 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 cat's 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).

2.3.4 Fire Trails

- (1) Fire trails are only effective in the context of a strategic advantage and access for hazard-reduction operations. Fire trails present difficulties and costs associated with maintaining them on private land. **Proposals for fire trails will need to demonstrate clear benefits over the use of a perimeter road.** A perimeter fire trail cannot be imposed on the adjoining lands.

- (2) Fire trails are primarily used as access for firefighters. They are also used for fire control lines and maintenance of buffers protecting development. In non-urban areas, they may surround isolated dwellings or groups of dwellings. In suburban subdivisions, they may function as a strategic control line around the hazard side of the development, if they are connected to the public road system at frequent intervals.
- (3) Fire trails are to be designed and located in accordance with the Bushfire Management Plan. The bushfire management plan is to demonstrate that the fire trails:
 - (a) are located, designed and constructed to mitigate development from bushfire hazard and allow access for fire-fighting vehicles to strategic areas of the site for fire-fighting;
 - (b) are designed to meet the outcomes of the Bushfire Hazard Overlay Code;
 - (c) adjacent to Council parkland are to be on private land where no public road interface can be achieved;
 - (d) are unfenced and accessible at all times by fire-fighting vehicles;
 - (e) connect through to a road network or network of other fire maintenance trails;
 - (f) respond to site topography and bushfire characteristics of the site and surrounding area;
 - (g) are located, designed and constructed to protect firefighter safety and provide for movement, manoeuvring and access to water supplies for fire-fighting.
 - (h) are designed so that dead ends are avoided; however if a dead end exists, a turnaround of sufficient radius for a full lock by a Category 1 fire tanker should be constructed (radius 12m) and if there is insufficient space for such a turnaround due to the topography, provision should be made to allow a maximum three-point turn (radius 10m);
 - (i) are designed and constructed to avoid adverse environmental impacts, including soil erosion, impacts on natural hydrological flows, or other land degradation;
 - (j) link to existing fire maintenance trails or roads at each end and at maximum intervals of 200m, having regard to site topography, firefighter safety and the need to regularly access water supplies;
 - (k) do not alter natural hydrological flows or expose acid sulfate soils;
 - (l) are identified using signage described in Appendix A;
 - (m) primary trails are maintained to provide safe four-wheel drive access by fire-fighting vehicles.

Part 3 Bushfire Reference Material

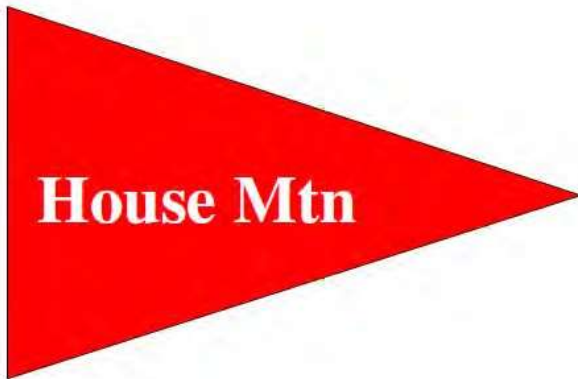
3.1 Reference List and Supporting Tools

1. State Planning Policy, July 2017. *Department of Infrastructure, Local Government and Planning*
2. AS 3959 - 2009 Construction of Buildings in Bushfire-prone Areas
3. *Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines*
4. AS2419.1-2009 Fire Hydrant Installations - System Design, Installation and Commissioning, where connected to a reticulated water supply

Appendix A – Signage



Water Point Direction Marker



Fire Trail Marker (cat 1)