

Scenic Rim Planning Scheme 2020

Planning for the risk of bushfire hazard - June 2023

What is the role of the planning scheme in bushfire hazard management?

Within a planning scheme, Council is required to ensure the risks associated with bushfire are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

While recognising the need for new development, Council has a duty of care to protect the community and minimise property impacts from bushfires. The Bushfire Hazard Overlay Code provides clear guidance and requirements for any future development in bushfire hazard areas.

It is important to understand that the Bushfire Hazard Overlay Code does not deal with building code requirements for structures in bushfire hazard areas. The building code will require all buildings in a designated bushfire hazard area (areas identified on Overlay Map OM-03 Bushfire Hazard Overlay under the planning scheme) to meet the requirements of AS3959 - 2009 - the Australian Standard for the Construction of Buildings in Bushfire-prone Areas.

The Bushfire Hazard Overlay Code details self-assessable and assessable provisions for:

- types of development allowed;
- access requirements for evacuation and emergency services purposes;
- landscaping requirements to reduce potential fuel loads and minimise impacts on natural environment and ecological processes;
- subdivision design; and
- fire-fighting water supply requirements.

How does the planning scheme regulate development in a Bushfire Hazard Area?

The Bushfire Hazard Overlay Code guides the future development of sites at risk of bushfire by including overlay mapping. The overlay mapping shows a Bushfire Hazard Area that triggers specific assessment criteria to ensure that development addresses the potential bushfire hazard on the site.

These regulations only apply to new development (including extensions and reconstruction).

Please refer to Table of Assessment **5.10.1 - Overlays** for the categories of development and assessment and the relevant assessment benchmarks where an overlay applies to development under the planning scheme.



How does the Bushfire Hazard Code regulate Dwelling Houses and Dual Occupancies?

Dwelling houses and Dual occupancies on lots less than 2000m² and in a residential zone are **Accepted** development under the Bushfire Hazard Overlay, which is a requirement of the *Planning Regulation 2017* and therefore do not need planning approval.

Where not exempt, Dwelling houses and Dual occupancies are **Accepted (subject to requirements)** provided that the development meet the following requirements:

- a minimum vertical clearance of 4.8 metres; and
- a minimum formed width of 3.5 metres; and
- A driveway does not exceed a length of 60 metres from a constructed road; or where a driveway from a constructed road is longer than 60 metres, it is designed to accommodate turning bays for firefighting appliance vehicles in accordance with Queensland Fire and Emergency Services, *Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots (2019)*.

If the driveway to the dwelling cannot comply with these requirements in the Bushfire Hazard Overlay Code, an application is required to be submitted to Council for assessment. The application must demonstrate for example, that the premises is provided with vehicular access to enable safe evacuation for occupants and easy access by fire-fighting appliances.

In some cases, a Bushfire Management Plan will need to be prepared by a suitably qualified person and submitted to Council.

What does the mapping in the Bushfire hazard overlay maps for the planning scheme represent?

The mapping for the Bushfire Hazard Overlay is derived from the State-wide mapping of Bushfire Hazard Areas produced by the Queensland Government for the purposes of the *State Planning Policy 2017*. The mapping shows areas

with a very high, high or medium potential bushfire intensity and land within a Potential Impact Buffer of 100m. The State-wide Bushfire Hazard Area mapping is produced by combining map information on three factors that determine the potential intensity of a bushfire:

1. potential fire weather severity;
2. landscape slope; and
3. potential fuel load.

The mapping method provides a science-based prediction of likely bushfire intensity, is grounded in field-based estimates of potential fuel load and allows for continual improvement.

What if my property is not at risk from bushfire hazard?

In some cases, the overlay mapping will not be a reflection of the bushfire hazard risk on the site. The Bushfire Hazard Overlay Code recognises that the on-site bushfire risk may be different from the broad-scale mapping and therefore provides the opportunity to demonstrate that bushfire is unlikely on any part of the site affected by the development through a site specific assessment prepared by a suitably qualified person.



Related information

The Overlays fact sheet can be found on the Scenic Rim Planning [Fact Sheets - Scenic Rim Regional Council](#)

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or alternatively email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available to view on Council's website [Scenic Rim Planning Scheme – Scenic Rim Regional Council](#)

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.