Bushfire Hazard Overlay

INFORMATION SHEET

Lockyer Valley REGIONAL COUNCIL

Draft Lockyer Valley Planning Scheme

Planning, which is also referred to as urban planning or town planning, is specifically concerned with shaping cities, towns and regions by managing development, infrastructure and services.

A Planning Scheme is one of the most important tools available to Council to guide, promote and facilitate economic development opportunities as well as make our towns and region safe, healthy, liveable and attractive places to live, work and play.

A Planning Scheme identifies how land should be used and what type of development is supported by Council on that land. The Planning Scheme is like a manual that is used to guide land use outcomes across the region.

The Draft Lockyer Valley Planning Scheme has been prepared in accordance with the requirements prescribed by the *Planning Act 2016*.

What is a Bushfire hazard overlay?

Bushfire may cause harm to people, damage to property and/or infrastructure, and impact our economy and the environment. Bushfire is an example of a natural hazard and the negative impacts of bushfire can be reduced through land use planning. While natural hazards are often unpredictable in nature, modern computer modelling methods are continually improving making predictions of natural hazard more accurate.

The Bushfire hazard overlay identifies areas that are at higher risk of bushfire.

Development within the Bushfire hazard overlay

The Bushfire hazard overlay code provides clear guidance for any future development in bushfire hazard areas. The purpose of the Bushfire hazard overlay code is to regulate development at various levels of bushfire hazard by:

1. Avoiding areas at intolerable risk of bushfire;
2. Managing and mitigating bushfire risk and minimises impacts to life and property;
3. Providing a fit-for-purpose development response to bushfire hazard; and
4. Providing regulatory controls in areas where risk is tolerable and acceptable.

Bushfire hazard overlay maps

The State Government has prepared updated state-wide bushfire maps for the purposes of the State Planning Policy 2017. The state-wide map has been developed by combining map information on three main factors that determine the potential intensity of a bushfire:

- ✓ potential fire weather severity;
- ✓ landscape slope; and
- ✓ potential fuel load.

This method provides a science-based prediction of likely bushfire intensity and includes recent information on the extent of remnant and non-remnant bushfire-prone vegetation, and improved estimates of potential fuel loads for different regional ecosystems.

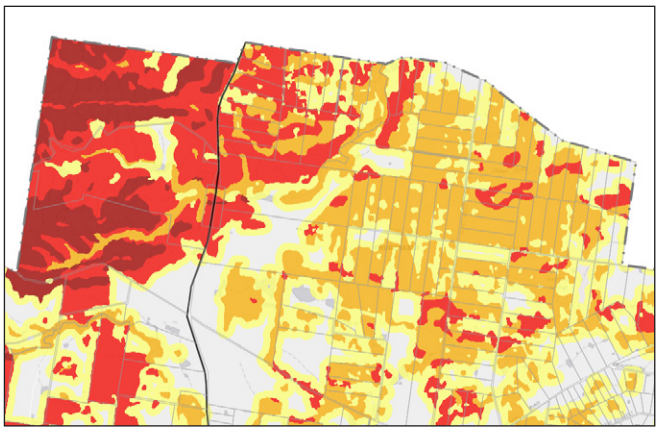
Council has adopted the state-wide bushfire hazard mapping and included it in the Draft Planning Scheme as the Bushfire hazard overlay map. The overlay map shows areas with a Very high, High or Medium Potential Bushfire Intensity and land within a Potential Impact Buffer.

Bushfire hazard categories

The bushfire hazard categories on the Overlay maps are used to regulate development in a manner that is consistent with the level of risk. The table below shows what the bushfire hazard categories mean and an example of how the level of hazard impacts on potential residential development.

Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

BUSHFIRE HAZARD CATEGORIES	RISK PROFILE	EXAMPLE DEVELOPMENT RESPONSE
BH1 Very high potential bushfire intensity	Intolerable	New residential development is avoided
BH2 High potential bushfire intensity	Tolerable	Mitigate bushfire hazard and limit new residential development.
BH3 Medium potential bushfire intensity	Tolerable	Mitigate bushfire hazard to new residential development
PIB Potential impact buffer	Acceptable	Residential development may be accepted.



Example of OM4 – Bushfire Hazard overlay map

Bushfire hazard and Dwelling houses

Dwelling houses in residential areas and on lots less then 2000m2 are exempt from assessment against the Bushfire hazard overlay code, even if within bushfire hazard overlay. This is a provision of the Planning Regulation 2017. Despite being exempt, Dwelling houses and Dual occupancies are still required to comply with the requirements of the Building Code of Australia.

When located within the Bushfire hazard overlay (and not exempt), Dwelling houses are Accepted development (no Development Permit required) subject to meeting the following requirements:

- ✓ Buildings and structures are:
  a. located within 60m of the street frontage;
  b. located on that part of the land with the lowest hazard.
- ✓ At least 22,500 litres water supply is provided for fire-fighting purposes.
- ✓ A safe and clear access is provided for a 15 tonne firefighting appliance to manoeuvre to a hardstand area within 6m of the water supply.
- ✓ A minimum 4m wide vehicle access suitable for a 15 tonne firefighting appliance is provided to the water supply. The access path must have a cross-fall of no more than 3%, and a longitudinal gradient of no greater than 12.5%.

Relationship with the Building Code of Australia

Where land is identified on the overlay map as being within the Bushfire hazard overlay, that land is recognised as being a 'designated bushfire-prone area' for the purpose of the Building Regulation 2021.

Where located in a bushfire-prone area, proposed new development is subject to building controls and safety requirements to help protect property owners and residents. If your property is identified in a 'designated bushfire-prone area', proposed building work must be assessed against the Building Code of Australia (BCA) and Australian Standard AS3959:2009 Construction of buildings in bushfire-prone areas.

In addition to the building construction requirements under the BCA and AS3959:2009 Construction of buildings in bushfire-prone areas, the Draft Planning Scheme includes a number of requirements aimed at maintaining sufficient space and tenable conditions for emergency services personnel to undertake their bushfire response.

Note—As described in Australian Standard AS3959:2009 Construction of buildings in bushfire-prone areas, any suitably qualified bushfire consultant and most building certifiers can assist in determining the required building and structure setback from classified vegetation and low threat vegetation present on, or adjacent to, your property. The methodology to be used to determine the bushfire attack level for each development scenario is outlined in detail in Australian Standard AS3959:2009 Construction of buildings in bushfire-prone areas. It is important to note all residents who live or work in or near a bushfire hazard should have a Bushfire Survival Plan detailing how they will prepare - and what action they will take - if threatened by a bushfire. For more information visit Rural Fire Service Queensland.