

Bushfire Hazard Overlay

This overlay covers land where bushfire hazard must be considered as part of any new development or building activity.

What is an overlay?

Overlay mapping and overlay codes within planning schemes identify specific matters that must be considered when undertaking development (e.g. flooding, building height limits, heritage sites). Overlays must be considered alongside other relevant provisions (e.g. zone codes, use codes). Some overlays can change the level of assessment for development and require a planning application.

What is the role of planning in managing the impacts of bushfires?

Bushfires can cause serious property and infrastructure damage, loss of life and environmental damage. Climate change is increasing the severity and frequency of bushfires. Planning plays a key role in ensuring that bushfire hazard risks and vulnerabilities are identified. This helps ensure that impacts on the community are avoided, or minimised where avoidance is not possible, by requiring new development to respond appropriately to the risks present. Planning schemes work in conjunction with building standards, State planning policies and legislation in this regard.



What is the Bushfire Hazard Overlay?

The Bushfire Hazard Overlay Map identifies land where bushfire hazard is present. Development in any of the Bushfire Hazard Overlay Map layers is likely to be subject to the Bushfire Hazard Overlay Code.

The purpose of the Bushfire Hazard Overlay Code is to help ensure that new development avoids bushfire hazard areas, or mitigates the risk to people, property, economic activity, the environment and areas of cultural significance to an acceptable level where avoidance is not possible.

Where development is subject to the Bushfire Hazard Overlay Code, a site-specific assessment of bushfire hazard is required which informs the preparation of a bushfire management plan.

This enables development design to respond appropriately to the specific bushfire hazards that may impact the site.

Development designed in accordance with the Bushfire Hazard Overlay Code is likely to include the following key features:

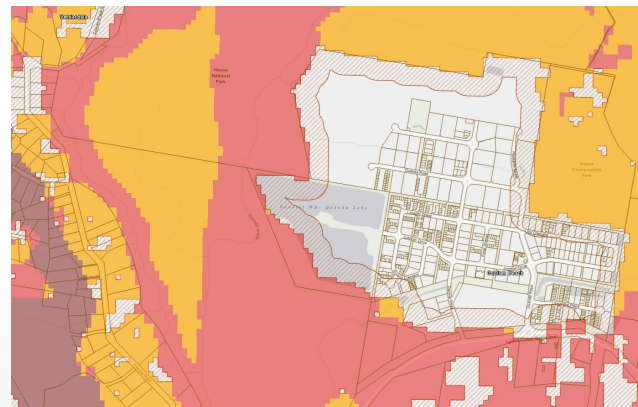
- Provision of water supply for firefighting, either through connection to the reticulated network (Unitywater), or through an appropriate on-site water supply
- Driveways designed for fire fighting vehicles
- Siting of development to avoid or minimise risk
- An asset protection zone that creates a separation area between the development and areas of identified bushfire hazard.

Clearing associated with the creation of an asset protection zone may be subject to other controls within the planning scheme and other State legislation.

The code sets out provisions on the layout of subdivisions as well as access, evacuation routes and maintenance access trails.

Vulnerable uses (e.g. a residential care facility), essential community infrastructure (e.g. communication facilities) and hazardous materials facilities have special provisions under the code.

Bushfire Hazard Overlay Map layers



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What about building design and certification?

Buildings in bushfire prone areas are subject to specific additional design requirements.

Building work in a designated bushfire prone area must meet the mandatory provisions in the *Building Code of Australia* and *Australian Standard 3959:2018 - Construction of buildings in bushfire prone areas* (AS 3959:2018).

The planning scheme designates the areas referred to in the Bushfire Hazard Overlay Map as a designated bushfire prone area for the Building Code of Australia (BCA) or the Queensland Development Code (QDC).

What are the key changes proposed in the Bushfire Hazard Overlay?

While many aspects of the proposed provisions will be familiar to users of the current planning scheme, there are some notable changes proposed, including:

- New locally-refined Bushfire Hazard Overlay Mapping
- Revision of the Bushfire Hazard Overlay Code provisions to better reflect contemporary standards and State plan-making guidance relating to bushfire prone areas.

	Very High Potential Bushfire Intensity
	High Potential Bushfire Intensity
	Medium Potential Bushfire Intensity
	Potential Impact Buffer



How can I find out more?

- Go to the following parts of the [proposed planning scheme](#):
 - Bushfire Hazard Overlay Code
 - Find out the zoning and overlay mapping that is [proposed for your property](#)
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sushinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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