



### **4.4.3 Natural Hazards Code**

#### **Purpose**

The purpose of this Code is to ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.

#### **Applicability**

This Code applies to assessable development for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use in the World Heritage and Environs Locality; and
- Building Work other than Minor Building Work not associated with a Material Change of Use in the World Heritage and Environs Locality.

on a Site identified as containing:

- Medium Risk Hazard; or
- High Risk Hazard;

as depicted on the Natural Hazards Overlay on the Locality Maps.



**Elements of the Code**

***Bushfire***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P1 Development does not compromise the safety of people or property from bushfire.</p>	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p style="text-align: center;">AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>



<p>P2 Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"><li>• avoiding areas of High or Medium Risk Hazard; or</li><li>• mitigating the risk through:<ul style="list-style-type: none"><li>- lot design and the siting of Buildings; and</li><li>- including firebreaks that provide adequate:<ul style="list-style-type: none"><li>▪ Setbacks between Building/structures and hazardous vegetation, and</li><li>▪ Access for fire fighting/other emergency vehicles;</li></ul></li><li>- providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and</li><li>- providing an adequate and accessible water supply for fire-fighting purposes</li></ul></li></ul>	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard.</p> <p style="text-align: center;">OR</p> <p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m<sup>2</sup>:</p> <ul style="list-style-type: none"><li>• are sited in locations of lowest hazard within the lot; and</li><li>• achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and</li><li>• 10 metres from any retained vegetation strips or small areas of vegetation; and</li><li>• are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</li></ul> <p>Building and structures on lots less than or equal to 2500 m<sup>2</sup>, maximise Setbacks from hazardous vegetation.</p> <p style="text-align: center;">AND</p>
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	<p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m<sup>2</sup> each lot has:</p> <ul style="list-style-type: none"><li>• a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or</li><li>• an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool).</li></ul> <p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"><li>• efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and</li><li>• Setbacks and Building siting in accordance with 2.1 (a) above.</li></ul> <p>AND</p>
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	<p>Firebreaks are provided by:</p> <ul style="list-style-type: none"><li>• a perimeter Road that separates lots from areas of bushfire hazard and that Road has:<ul style="list-style-type: none"><li>- a minimum cleared width of 20 metres; and</li><li>- a constructed Road width and all-weather standard complying with Council standards.</li></ul></li></ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"><li>• where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:<ul style="list-style-type: none"><li>- have a minimum cleared width of 6 metres; and</li><li>- have a formed width and gradient, and erosion control devices to Council standards; and</li><li>- have vehicular Access at each end; and</li><li>- provide passing bays and turning areas for fire fighting applicants; and</li><li>- are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS).</li></ul></li></ul> <p style="text-align: center;">AND</p>
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	<ul style="list-style-type: none"> <li>• sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.</li> </ul> <p style="text-align: center;">AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> <li>• have a maximum gradient of 12.5%; and</li> <li>• exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.</li> </ul>
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>