

Appendix B: Bushfire Overlay Code Compliance

Prepared by Max Bushfire Protection Consultant

Site address: 213-221 Mountain Ridge Road South Maclean QLD 4280

Date: 26/2/2026

Logan Planning Scheme 2015 V9.2

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 12 of the *Building Regulation 2006*, land identified as a Bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a 'designated bushfire prone area' for the Building Code of Australia and the Queensland Development Code.

8.2.3.2 Purpose

1. The purpose of the code is to protect people and premises in a Bushfire hazard area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects people and premises from bushfire risk:
 - i. through allotment design and siting of development envelope areas and asset protection zones;
 - ii. by providing vehicular access, fire maintenance trails and evacuation routes that are safe and facilitate easy way finding;

- iii. by providing an accessible water supply for firefighting purposes;
- iv. by ensuring the function of community infrastructure is not adversely impacted by bushfire;
- v. by protecting personal health and safety and the environment from hazardous materials.

8.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ul style="list-style-type: none"> a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p>AO1 Development:</p> <ul style="list-style-type: none"> a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard. 	<p>Complies AO1 and PO1.</p> <p>A site-specific Bushfire Hazard Assessment and Management Plan has been prepared. The BHAMP assesses the bushfire hazards relevant to the subject site and incorporates design and management recommendations to ensure compliance with the outcomes of the Bushfire Overlay Code.</p> <p>Confirms the proposed development does not increase the number of persons living in as the facility is unmanned.</p>
<p>PO2</p>	<p>AO2 Development is located and constructed:</p>	<p>Complies AO2 and PO2.</p>

<p>Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p>a. where there is no bushfire management plan approved by an existing development approval:</p> <ul style="list-style-type: none"> i. such that the bushfire attack level is less than or equal to BAL-29; ii. away from the most likely direction of a fire front; iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; iv. such that asset protection zones are sited on land with a slope less than 18 degrees; v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or <p>b. where an approved bushfire management plan directs development to be located.</p> <p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p>	<p>A site-specific Bushfire Hazard Assessment and Management Plan has been prepared. The BHAMP assesses the bushfire hazards relevant to the subject site and incorporates design and management recommendations to ensure compliance with the outcomes of the Bushfire Overlay Code.</p> <p>The radiant heat flux level at the closest section to the classified vegetation is less than 29 kW/m².</p>
---	--	--

	Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.	
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	AO3 Lots: a. are suitable for people, property and buildings by: i. having a bushfire attack level less than or equal to BAL-29; or ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: i. are located on land with a slope less than 18 degrees; ii. are located on the same lot.	Not applicable.
Vehicular access and fire maintenance trails		
PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation;	AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure;	Complies AO4 and PO4. Confirms the proposed development can provide safe access for fire management and evacuation.

<p>e. allows access at all times for fire fighting vehicles;</p> <p>f. allows for maintenance, burning off and bushfire response;</p> <p>g. has vehicular links to an alternative through road;</p> <p>h. is readily maintained.</p> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p>e. that has a layout that does not include a cul-de-sac.</p>	
<p>Water supply</p>		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p> <p>a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or</p> <p>b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <p>i. a separate tank; or</p> <p>ii. a reserve section in the bottom part of the main water supply tank.</p> <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted</p>	<p>Complies AO5 and PO5.</p> <p>Confirms the proposed development has access to adequate water supply for fire fighting purposes.</p>

	development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.	
For assessable development		
Community infrastructure		
PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	AO6 Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: a. the core services provided by the community infrastructure is able to function effectively during bushfire events; b. access to the community infrastructure is not compromised by bushfire events; c. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.	Complies AO5 and PO5. A site-specific Bushfire Hazard Assessment and Management Plan has been prepared. The BHAMP assesses the bushfire hazards relevant to the subject site and incorporates design and management recommendations to ensure compliance with the outcomes of the Bushfire Overlay Code. Confirms the proposed development is able to function effectively during and immediately after a bushfire event.
Hazardous materials		
PO7 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels,	AO7 Hazardous materials:	Not applicable.

explosives and flammable chemicals manufactured or stored in bulk on premises.	<p>a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids;</p> <p>b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p>	
--	---	--

Table 8.2.3.3.2 - Water storage for fire fighting

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
(a) less than 1,000m ²	5,000 litres
(b) between 1,000m ² and less than 1 hectare	10,000 litres
(c) greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard