

Rockhampton Region Planning Scheme

Growing a **stronger future**

Bushfire Hazard Overlays

About the Rockhampton Region Planning Scheme

A planning scheme is a document that identifies how land should be used and what type of new development is supported by Council. Council uses a planning scheme like an instruction manual to guide land use outcomes and development in our local

government area. The Rockhampton Region Planning Scheme provides a consistent approach to the management of land and has been prepared in accordance with the *Sustainable Planning Act 2009*.

The Rockhampton Region Planning Scheme replaces the Fitzroy Shire, Mount Morgan Shire and Rockhampton City Planning Schemes.

What are overlays?

Overlays are provided in the Planning Scheme to indicate areas that are subject to a natural hazard such as bushfire, flooding or landslide, a value such as biodiversity or heritage or a constraint such as proximity to high impact industry or an airport.

The Planning Scheme contains additional requirements that must be addressed for development within an overlay area. Overlays are made up of two elements; a written component (code) and maps that indicate the areas and places that may be sensitive to the effects of development, have hazard constraints or contain valuable resources which call for additional assessment criteria. Not all properties are subject to overlays, however some may be affected by more than one overlay (for example bushfire and steep land overlays). If a property is affected by an overlay it means that any proposed future use must address, as part of the assessment, any specific requirements outlined in the overlay code that are affecting the property.

Bushfire hazard overlay

The bushfire hazard overlay map and code provides detailed information on areas of land within the Rockhampton region that have been or could be impacted by a bushfire and seeks to ensure new development and redevelopment either avoids, or becomes increasingly resilient to bushfire risk.

This will be achieved by:

- Progressively reducing the intensity of development in bushfire hazard areas over time,
- Clearly specifying the appropriate bushfire protection measures required for new development,
- Avoiding the further subdivision of land for urban uses in bushfire hazard areas where risk cannot be mitigated by design, siting and layout, and
- Protecting and retaining bushfire hazard areas that contribute to our natural environment and landscape through their environmental and scenic amenity values.

Development within bushfire hazard areas

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 on the overlay map) to meet the requirements of AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire-prone Areas.

The bushfire overlay code details self-assessable and assessable provisions for:

- Types of development allowed;
- Access requirements for evacuation and emergency services purposes; and
- Fire fighting water supply requirements.

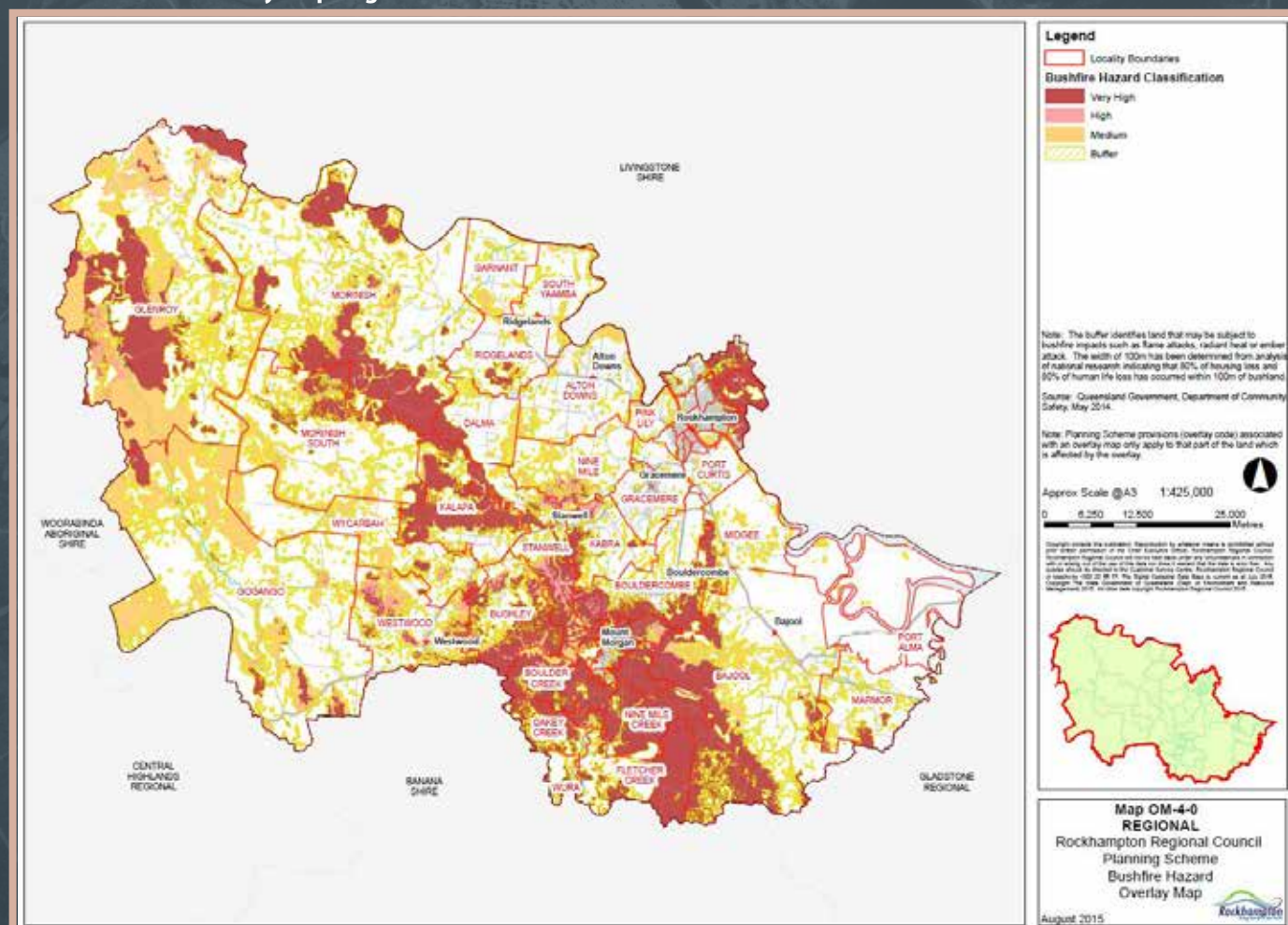


Development within bushfire hazard areas

Council's planning schemes have previously included requirements to manage bushfire risk. New overlay maps include updated mapping mandated by the State government. Development will be regulated to the degree that is in accordance with the level of identified bushfire risk.

Development	Requirement
New house or extension to an existing house	<p>Buffer and medium bushfire hazard areas:</p> <p>Exempt development within a residential zone, however new building works are to be constructed in accordance with AS3959-2009 – The Australian Standard for the Construction of Buildings in Bushfire –prone Areas.</p> <p>High and very high bushfire hazard areas:</p> <p>Self assessable within a residential zone and subject to the provisions of the bushfire hazard overlay code. If the development complies with these provisions then no development application is required, however an application for building works is required and must comply with AS3959-2009 – The Australian Standard for the Construction of Buildings in Bushfire –prone Areas.</p>
Subdivision of land (the creation of additional lots)	<p>Medium, high and very high bushfire hazard areas</p> <p>No additional lots to be created unless the site design and layout can adequately address the bushfire risk.</p>
Community uses or highly vulnerable development (i.e. units)	<p>High and very high bushfire hazard areas</p> <p>No community uses or highly vulnerable uses are to be located in these areas.</p>

Bushfire Hazard Overlay Map Regional



This topographic map of the Mount Morgan area in Queensland, Australia, features a color-coded elevation system: red for areas above 1000 feet, yellow for 500-1000 feet, and white for below 500 feet. The map highlights the town of Mount Morgan and the Walter Hall area, with the mine located near the center. Surrounding hills are labeled, including Stannell, Leyden Hill, Johnsons Hill, and Struck Hill. Major roads such as Crossley St, Cresswell St, and Burnett Hwy are shown. The map also depicts the location of the mine and various creeks, including Boulder Creek and Horse Creek. The map is oriented with North at the top.

Legend

 Locality Boundaries

Bushfire Hazard Classification

 Very High

 High

 Medium

 Buffer

Note: The buffer identifies land that may be subject to bushfire impacts such as flame attacks, radiant heat or ember attack. The width of 100m has been determined from analysis of national research indicating that 80% of housing loss and 95% of human life loss has occurred within 100m of bushland.

Source: Queensland Government, Department of Community Safety, May 2018

Note: Planning Scheme provisions (overlay code) associated with an overlay may only apply to that part of the land which is affected by the overlay.

Approx. Scale @A3 1:20,000





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Map OM-4-38
NORMAN GARDENS
Rockhampton Regional Council
Planning Scheme
Bushfire Hazard
Overlay Map

August 2015





Our bushfire history

The Rockhampton Regional Council local government area has been affected by bushfire, throughout its history.

A major bushfire affected Rockhampton in October 2009. Bush land was burning in Mount Archer national park for over three weeks placing over 500 homes at risk.

Residents from Frenchville, Koongal and Lakes Creek were evacuated at various times.

Luckily, fire fighters won the battle with no loss of life and only one property being destroyed.

The event highlights how important it is not to become complacent about the risk of bushfire. As our Region experiences hot summers, the chance of a bushfire occurring is ever present. Co-operation between Council, other agencies and rural fire brigades will continue to work towards mitigating the risks and effectively responding to bushfires.

To minimise this risk, development in areas of known bushfire hazard must be avoided.



Frequently Asked Questions

Is my property identified in bushfire overlays? What does this mean for my property?

The Planning Scheme identifies areas at significant risk from bushfire and places additional requirements on new development to reduce the risk or mitigate the impacts of bushfire. The bushfire hazard mapping has been developed by the Queensland government. You can check if your property is located in a bushfire hazard area on the Bushfire overlay maps in 'Schedule 2 – Mapping' of the Planning Scheme.

If your property is located in the bushfire hazard buffer or medium hazard area and you are building a house there is no assessment required under the planning scheme, however additional building code requirements in accordance with Australian Standard (AS3959-2009) will be triggered. If your property is located in a high or very high bushfire hazard area you will be required to meet either self-assessable or code assessable provisions, dependent on the type of use. The building code requirements also apply. The bushfire overlay code sets requirements for access for safe evacuation and emergency services and also for adequate water supply for fire-fighting purposes.

How are areas in bushfire overlays determined?

In 2013 the Queensland Government updated the methodology they use to map bushfire prone areas. This mapping used in the Planning Scheme includes the latest vegetation maps and digital terrain modelling as well as fire intensity ratings. The Queensland Government requires Councils to use this updated mapping in new Planning Schemes. The State Government will continue to refine the mapping over time.

Can I speak to Council's planners about my property?

Yes. Contact Council to speak to a planning officer about your property and the Planning Scheme using the contact details below.

Bushfire Overlays

To view the Rockhampton Region Planning Scheme visit our online planning portal *Rock e Plan* on Council's website or Council Customer Service Centres.

DISCLAIMER: The contents of this information sheet has been prepared to assist residents understand the Rockhampton Region Planning Scheme. This information is a general overview only. Photographs used are indicative only. For full details of the applicable provisions, please refer to the Rockhampton Region Planning Scheme.

Rockhampton Region Planning Scheme

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