

DRAFT - FOR CONSULTATION

State-wide Bushfire Hazards Overlay Code Amendment

By the State Planning Commission

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HAVE YOUR SAY

This Code Amendment is on community engagement from 23 November 2023 to 5 April 2024.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the SA Planning Portal at plan.sa.gov.au/en/code_amendments
- Providing a written submission by email to:
Email: plansasubmissions@sa.gov.au
(subject: Submission – State-wide Bushfire Hazards Overlay Code Amendment)
- Providing a written submission by post to:
Submission – State-wide Bushfire Hazards Overlay Code Amendment
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned during the consultation period. You must register to attend a session via yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land.

1.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy takes precedence over the zone policy.

1.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6. Amending the Planning and Design Code

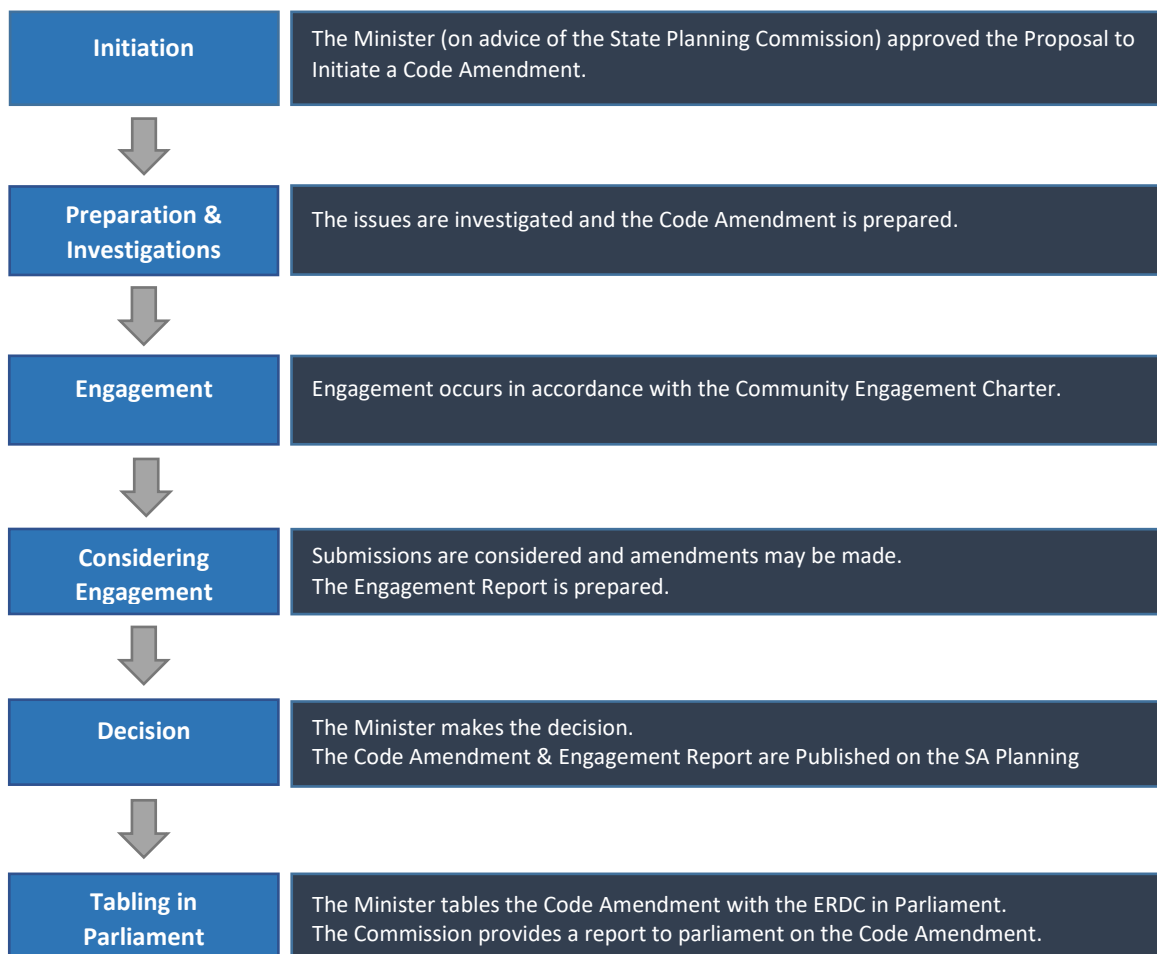
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. The State Planning Commission (the Commission) may, acting on its own initiative or at the request of the Minister, initiate an amendment to the Code and undertake a Code Amendment process.

The State-wide Bushfire Hazards Overlay Code Amendment was initiated by the State Planning Commission on 4 February 2021.

An approved Proposal to Initiate defines the scope of the Amendment and prescribes the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the State-wide Bushfire Hazards Overlay Code Amendment can be downloaded from plan.sa.gov.au/have_your_say/general_consultations

The Commission is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

As designated entity for this Code Amendment, the Commission has undertaken investigations and will run the engagement process. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process,



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1. Need for the amendment

Bushfire hazard policies are currently incorporated in the Code through a series of Bushfire Hazard Overlays. The overlays were introduced into development plans through Ministerial Development Plan Amendments between 2006 – 2009 and updated in 2012 based on the Bushfire Protection Area (BPA-2012) spatial layer.

The BPA-2012 spatial layer is currently used in the development assessment process for determining Planning Approvals and building requirements under the Australian Building Code and Australian Standard AS 3959, for the construction of dwellings in the defined Bushfire risk areas.

Although the BPA-2012 spatial layer was last updated in 2012, the bushfire hazard ratings represented in the layer were initially calculated using McArthur's fire model and mapped in 2006. This is now considered to be outdated and superseded by advances in the science and understanding of bushfire behaviour.

To date, bushfire risk area mapping has only been undertaken for parts of the state (with areas mapped considered to be the higher risk areas). Therefore, the spatial application for the high, medium and general bushfire risk overlays has historically been limited to areas that have been mapped, as identified on **Figure 1** below.

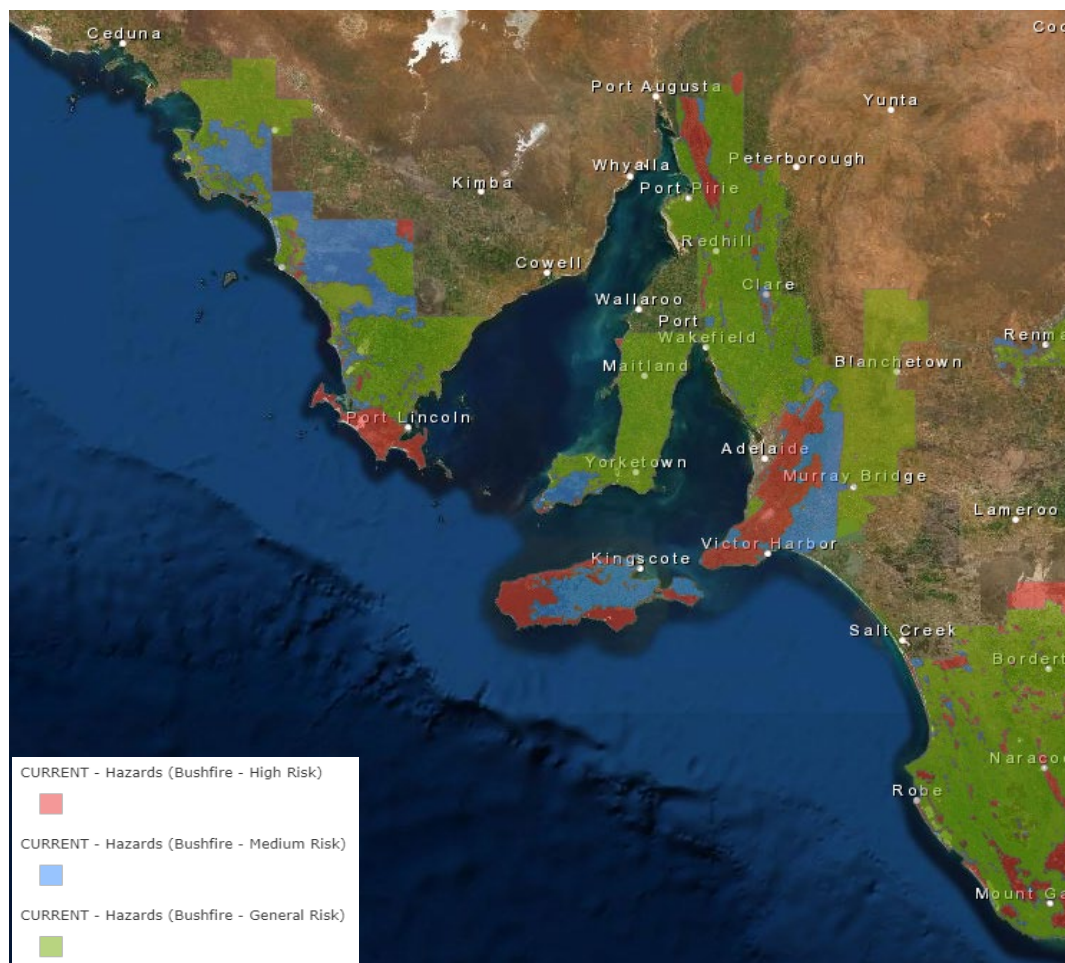


Figure 1. Current Bushfire Protection Areas

Areas outside of these mapped locations are currently afforded a level of bushfire protection in the Code by the Hazards (Bushfire-Regional) or Hazards (Bushfire-Outback) overlays with precautionary policy to address unknown hazard rating.

While the precautionary overlays require habitable buildings to be performance assessed, not being able to determine the level of risk means that necessary policies and referrals are currently not applied to high-risk areas within this overlay.

In addition, the building requirements established through the National Construction Code, Australian Standard 3959 (AS 3959) and Ministerial Building Standard 008 (MBS-008) do not currently apply to development within these overlays.

Within designated bushfire prone areas both planning and building policies are used to control development (particularly habitable buildings), with requirements commensurate with the level of risk. Planning controls address matters like access to and from bushfire risk areas and the siting of buildings, while building controls, through the National Construction Code, require the construction of habitable buildings to be undertaken to a particular standard, such as wire used in window screens and ventilation holes.

Prior to the Code coming into effect in March 2019, engagement was undertaken with councils and government agencies on bushfire risk management and the current Bushfire Protection Areas (BPA) spatial layer.

Feedback highlighted concern that the current mapping and associated policies were outdated and superseded by science and there were irregularities in the way the mapping has been spatially applied. It was also noted that the spatial application of the Hazards (Bushfire – Urban Interface) Overlay was inconsistently applied across townships in different Council areas.

In response to these concerns and recognising the importance of understanding bushfire hazard risk in South Australia, the mapping has been remodelled for the entire State. The refined mapping incorporates:

- more current vegetation (2015) data into the hazard modelling;
- more recent grassfire fuel modelling to that used in creating the previous Bushfire Protection Area spatial layers with fuel load variation data, which is now based on farming cropping, grazing and potential grass fuel; and
- amended forest modelling to identify small scale spatial data that considers patch sizes, patch shape and contiguous/disparate vegetation to allow for a more accurate reflection of the bushfire hazard risk.

The proposed Code Amendment seeks to update the spatial application of the Bushfire Hazards Overlays to reflect the recent bushfire hazard mapping, and review the policy contained in each of the overlays to improve the assessment of development within bushfire prone areas.

The outcome will be an improved policy framework within the Code that better supports and guides assessment of development in areas subject to potential bushfire hazard.

2.2. Affected Area

The areas affected by the proposed amendment comprise most of South Australia, except for the metropolitan Adelaide plains, as shown in the maps contained in [Attachment A](#).

2.3. Summary of proposed policy changes

2.3.1. Current Code Policy/Mapping

Six Hazards (Bushfire) overlays currently apply across South Australia:

1. Hazards (Bushfire – High Risk) Overlay
2. Hazards (Bushfire – Medium Risk) Overlay
3. Hazards (Bushfire – General Risk) Overlay
4. Hazards (Bushfire – Urban Interface) Overlay
5. Hazards (Bushfire – Regional) Overlay
6. Hazards (Bushfire – Outback) Overlay

The policies in the existing bushfire hazard overlays address access, design and siting requirements for development in bushfire prone areas, requirements for the removal of native vegetation and on-site water supply for firefighting purposes (other than with respect to the Hazards (Bushfire-Outback) Overlay).

The High, Medium and General bushfire hazards overlays are applied in areas where bushfire hazard mapping has been previously undertaken to determine the level of bushfire risk.

The spatial application of these overlays is also the mechanism used to define 'designated bushfire prone areas' for the purposes of applying bushfire-related Building Rules (comprising the National Construction Code (NCC) with reference to Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas (AS:3959) and South Australian variations detailed in Ministerial Building Standard (MBS 008).

The Bushfire Attack Level (BAL) is a way of measuring the severity of a building's potential exposure to ember attack, radiant heat and contact with direct flame. A BAL is base for the requirements for construction under AS3959 to improve the protection of the elements of a building from bushfire attack.

These building rules set out requirements for the construction of new habitable buildings and associated on-site water supply for firefighting purposes. The building rules policies will vary based on the bushfire hazard overlay that applies to the site and the BAL rating.

Hazards (Bushfire – High Risk) Overlay

The policy in the High Risk overlay, as it relates to planning, is largely the same as the policies in the Medium and General risk overlays, with additional rules and policies including:

- **Land Use** – considers location of accommodation, dwellings, educational facilities, residential open space, and hospitals to ensure a safe path to travel to safer locations.
- **Referral to CFS** – required for dwellings, accommodation, land divisions creating additional allotments, tourist accommodation, camping grounds and the like, to consider the potential impacts of bushfire.

Through the Building Rules/MBS 008, development involving habitable buildings within the Hazards (Bushfire - High Risk) Overlay is subject to an on-site BAL assessment to determine the BAL rating for the site.

Hazards (Bushfire – Medium Risk) Overlay and Hazards (Bushfire – General Risk) Overlay

The policy in the Medium and General risk overlays in the Code similar to the Hazard (Bushfire – High Risk) Overlay but also addresses the following:

- **Building siting** - considers vegetation and terrain – site building away from areas that pose unacceptable bushfire risk.
- **Built form** – considers building design, siting of ancillary structures away from habitable buildings.
- **Habitable Buildings** –sited on flatter parts of an allotment, asset protection zone setback requirements, a suitable area for water tank provisions outlined in MBS 008.
- **Land Division** – ensures roads are suitable for emergency vehicles, incorporate perimeter roads (separation of residential uses from bushfire risk and emergency vehicle access), incorporate at least two exit points in road design.
- **Vehicle Access** – Detailed standards for roads and access ways/driveways, adequate width to enable suitable access for emergency vehicle use – addressing slope, etc.

Although the planning policies across the three overlays share similarities, they do include BAL ratings and therefore Building Rules requirements apply for development in Medium and General risk areas. A fixed BAL rating of BAL 12.5 applies to development being undertaken in Medium Risk areas and a fixed BAL rating of BAL Low applies in the General Risk areas.

Minor development (outbuildings, carports etc.) currently have a “deemed-to-satisfy” pathway. Most other development is performance assessed and is considered “on its merit”.

Hazards (Bushfire – Urban Interface) Overlay

The Hazards (Bushfire - Urban Interface) Overlay applies to urban areas adjacent to a bushfire prone area. The policy in the overlay relates to new land divisions to ensure:

- roads are suitable for emergency vehicles
- land divisions incorporate more than one exit point
- perimeter roads are provided and that they are designed, in conjunction with bushfire buffer zones, to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk.

A BAL rating and associated building rules apply to land that is located within this overlay and within 500m of a High Risk area. Where the land is located within 100m of a high-risk area, an on-site assessment is required to determine the BAL rating, and a BAL rating of BAL Low otherwise applies.

Hazards (Bushfire – Regional) Overlay and Hazards (Bushfire – Outback) Overlay

Regional and remote areas outside of the High, Medium or General risk overlays are afforded a level of bushfire protection through the use of the precautionary, unmapped and unmodeled Regional or Outback overlays.

Building requirements established through AS 3959 and MBS 008 do not currently apply in these overlay areas.

Policy in the Regional overlay is the same as the Medium and General overlays, except for a provision requiring a 5000L on-site water supply (which is included to make up for the same requirement in MBS 008 for Medium and General areas).

Policy in the Outback overlay primarily relates to vehicle access and provision of an asset protection zone.

The policy from each Overlay, including an overview and comparison of bushfire policy, is detailed in Attachment B.

Mapping

Prior to the introduction to the Code, the spatial application of bushfire hazard overlays, in Development Plans, were applied at the discretion of each council, resulting in the inconsistent application of bushfire hazard mapping across the State.

These inconsistencies were then carried over into the Code. For example, in some council areas, high, medium and general risk overlays were applied over townships and smaller urban areas – e.g. Mount Barker (Figure 2 below). Whereas in other council areas, townships and smaller urban areas were either excluded or the Bushfire (Hazard - Urban Interface) Overlay was applied – e.g. Barossa Valley towns (Figure 3 below).

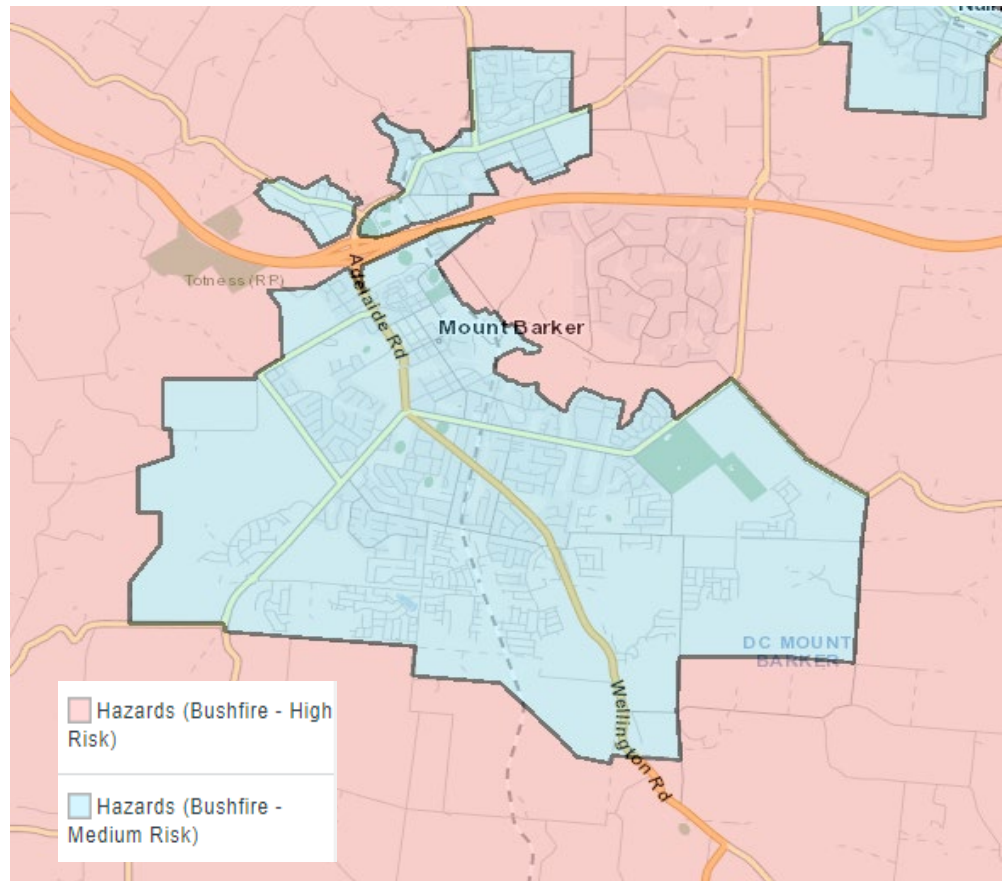


Figure 2. Bushfire Hazard overlays in Mount Barker (SAPPA 2022)

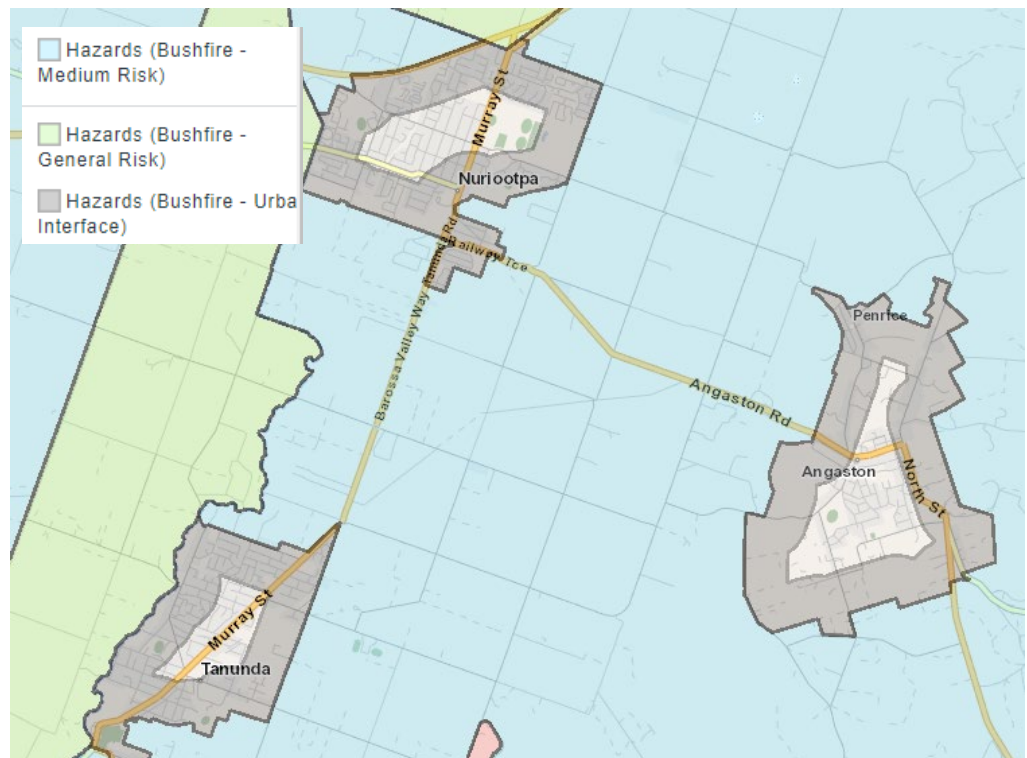


Figure 3. Bushfire Hazard overlays around Tanunda, Angaston, Nuriootpa (SAPPA 2022)

The current spatial application of each Overlay can be viewed at sappa.plan.sa.gov.au/

Building Rules: NCC and MBS008 – additional requirements

While not part of the Planning and Design Code, Building Rules apply to the construction of new habitable buildings and the provision of on-site water supply for firefighting purposes in bushfire prone areas.

MBS 008 sets out South Australian variations to the NCC and refers to AS3959 in relation to BAL assessment in High Risk and Urban Interface areas.

2.3.2. Proposed Mapping

The Code Amendment proposes the following changes:

New bushfire hazard mapping has been prepared for the State, however, it does not include remote areas as far north as Woomera (approximate). Areas beyond this are proposed to retain their current designation as Hazards (Bushfire – Outback) Overlay.

The Code Amendment proposes to combine the high, medium and general bushfire risk overlays into a single overlay (the Hazards (Bushfire) Overlay) to avoid duplication of policy. The new overlay will be contained within the SA Property and Planning Atlas and areas of high, medium and general hazard risk will now be defined as high, medium and general Bushfire Hazard Areas, within the new overlay.

In larger towns outside of the data extent, such as Coober Pedy, Andamooka and Roxby Downs, the Code Amendment will seek to apply the Hazards (Bushfire - Urban Interface) Overlay over the built-up areas of the township, where development is more likely to occur.

The Urban Interface Overlay is proposed to be applied to land within 500m of the boundary of the Hazards (Bushfire – Outback) Overlay). The Hazards (Bushfire – Outback) Overlay is proposed to be applied to the remaining outer areas of these larger townships, where the Hazards (Bushfire - Regional) Overlay currently applies (Figures 5 and 6 below).

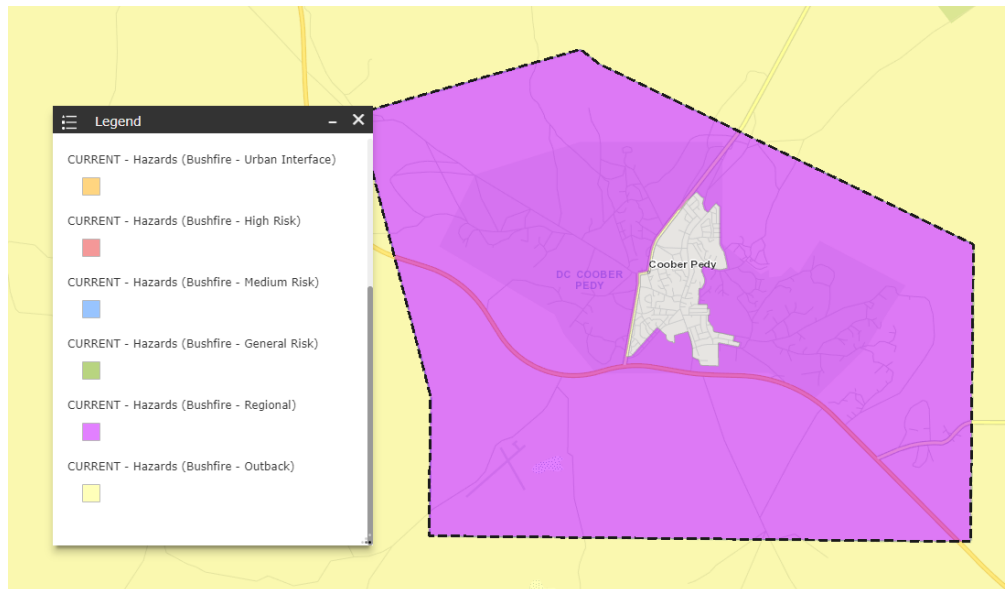


Figure 4. Current Bushfire Hazard overlays in Coober Pedy (SAPPA 2023)



Figure 5. Proposed Bushfire Hazard overlays in Coober Pedy (SAPPA 2023)

The Hazards (Bushfire – Outback) Overlay will continue to apply in unincorporated areas that are located more than 50km from a CFS station / base, as this is outside of a CFS service area.

Detail of how the proposed mapping has been developed is set out in the mapping methodology in **Attachment F**.

2.3.3. Proposed Code Policy

Hazards (Bushfire) Overlay

The proposed Hazards (Bushfire) Overlay includes the following policy refinements:

DTS/DPF Criteria for Slope

New DTS criteria requiring a slope of no more than 6 degrees (1-in-9.5 crossfall) for the siting of habitable buildings, tourist accommodation and buildings used for at risk communities (nursing home, childcare etc) are proposed.

When combined with current setback requirements from significant vegetation, this criterion will enable the siting of new habitable buildings to be readily determined for the purposes of a deemed-to-satisfy (DTS) pathway.

On-site Water Supply Requirements

There is a Performance Outcome in the current Overlays that requires the provision of a designated area that can accommodate the on-site water supply requirements contained in MBS 008.

The Code Amendment proposes that this Performance Outcome be complemented by a DTS/DPF that requires the provision of an area capable of accommodating a dedicated water supply and the necessary sized water tank (in litres), and where fire-fittings are required the provision of an all-weather hardstand area, capable of supporting a fire-fighting vehicle with a gross vehicle mass (GVM) of 21 tonnes. The proposed policy also requires a fire-fighting vehicle to be able to safely access the water supply. This policy is to be consistent with requirements necessary to meet MBS 008.

This will provide greater clarity around requirements for a water tank as part of a planning assessment.

Minor Ancillary Buildings & Structures

Refinement of existing DTS/DPF criteria to enable ancillary structures such as carports and verandahs to be constructed adjacent to, or attached to, a dwelling or habitable building, provided they are constructed entirely of metal, include fixed metal gutter guards over all gutters, and are sited at least 6m away from any outbuilding, walled ancillary structure or non-habitable building are proposed.

Current policy requires any ancillary structure to be setback at least 6m from a habitable building to achieve a DTS pathway.

Remote Areas

The new bushfire mapping extends into unincorporated (i.e. outside of a Local Government jurisdiction) and other remote areas of the State. Much of these areas are outside of CFS emergency service areas (greater than 50km from a CFS station / base). Therefore, requirements in the Overlay related to emergency vehicles or onsite water supply are not applied in these areas.

Certified BAL Rating declaration

A new provision is proposed in the relevant DTS/DPF criteria allowing less than the default criteria for siting (addressing slope and clearance from vegetation) where the siting arrangement is supported by the provision of a Certified BAL Declaration. This would allow a siting less than the conservative default to achieve a DTS pathway through the provision of an on-site BAL assessment. Furthermore, this enables the appropriate BAL rating to be determined for the proposed siting of a dwelling, which then informs the subsequent building construction requirements.

A new DTS/DPF provision is proposed to allow for the provision of an asset protection zone that has a lesser width, where it is supported by the provision of a Certified BAL Declaration. This would allow an application to achieve a DTS pathway through the provision of an on-site BAL assessment.

A new DTS/DPF provision is proposed to allow for the buildings and structures that are not enclosed between ground level and the building floor level above, to achieve a DTS pathway, where the application includes a Certified BAL Declaration that supports the proposed development.

The Code Amendment is not proposing to introduce a DTS pathway for Habitable Buildings, Buildings for at Risk Communities, or land division applications in High Bushfire Hazard Areas.

The proposed policy changes are shown in **Attachment C2**.

Hazards (Bushfire – Outback) Overlay

The Code Amendment proposes to remove existing policies that require roads and on-site access to be designed to facilitate safe and effective access for emergency vehicles, given these areas are located outside of the areas that can be effectively serviced by CFS emergency service (more than 50km from CFS station / base).

Requirements to provide an asset protection zone around a habitable building, tourist accommodation or building for at risk communities will remain.

The proposed policy changes are shown in **Attachment C2**.

Hazards (Bushfire – Urban Interface) Overlay

The Code Amendment will seek to introduce a policy that requires the provision of a designated area that is able to accommodate the on-site water supply requirements contained in MBS 008 and where fire-fittings are required, provision of an all-weather hardstand area, capable of supporting a fire-fighting vehicle with a gross vehicle mass (GVM) of 21 tonnes.

This will provide greater clarity around requirements for a water tank as part of a planning assessment.

The proposed policy changes are shown in **Attachment C2**.

Changes to Classification Tables

Improvements to policy in the Hazards (Bushfire) Overlay include new DTS/DPF criteria, providing a clear solution on how the corresponding performance outcome (PO) can be met. These policy improvements enable a deemed-to-satisfy pathway for new dwellings, dwelling additions and ancillary accommodation outside of High-Risk Areas.

The new/amended assessment pathways are shown in the proposed changes to the Classification Tables in Attachment C3.

Process for updating hazard levels/overlays in the future

Changes to Part 1 of the Code are proposed to provide a function for Bushfire Hazard Overlays to be updated from time to time under section 71(e) of the Act, as set out in Attachment C2.

In relation to the Bushfire Overlays, the proposed amendment ensures such changes must:

be consistent with the Bushfire Mapping Methodology published by the Chief Executive on the PlanSA Portal; or

comprise a new plan of division deposited in the Land Titles Office that creates 10 or more additional allotments in the High Bushfire Hazard Area and the land division application is consistent with all the criteria published on the SA Planning Portal by the Chief Executive.

A copy of the draft Bushfire Mapping Methodology and the draft criteria for a new plan of division in a High Bushfire Hazard Area is contained in Attachment F.

This means that, as urban areas are developed and/or vegetation is removed, the bushfire mapping and overlays can be more readily updated to ensure that new development is designed and sited according to the actual hazard risk on the ground. This process also negates the need for a full Code Amendment process, including community engagement.

3. PROPOSED CHANGES TO SUPPORT THIS CODE AMENDMENT

In addition to changes to the Code, there are updates proposed to multiple policies and regulations that will occur concurrently with the Code Amendment process. These are outlined below.

3.1. Proposed Changes to MBS-008

In addition to the changes to the Planning and Design Code, the following changes are being proposed to MBS 008.

BAL 12.5 in General hazard areas

Currently, MBS 008 applies a BAL Low rating to parts of the state in a General Risk bushfire prone area, which means there are no construction requirements under the Building Rules. It is proposed to amend MBS 008 to prescribe a BAL rating of 12.5 in General hazard areas, which will introduce minimum construction standards for these buildings for the first time.

Minimum BAL 12.5 in High hazard areas

It is proposed to apply a minimum BAL rating 12.5 to High hazard areas in the Hazards (Bushfire) Overlay, ensuring that a minimum construction standard is always applied, even in rare instances where a BAL site assessment under AS3959 may indicate lower.

Outback areas

It is proposed to assign a BAL rating of 12.5 to areas within the Hazards (Bushfire – Outback) Overlay, introducing construction requirements under the Building Rules for these remote areas that are not within a council area.

Class 9 Buildings

Expanding the scope of Ministerial Building Standard MBS 008 to include Certain Class 9 buildings (such as, health-care building, early childcare centre, primary or secondary school, residential care building) to ensure they have minimum supply of water for fire-fighting purposes.

Introducing a requirement that Certain Class 9 buildings, located in a designated bushfire prone area, must be provided with or have access to a water supply and fire-fighting equipment

Buildings Housing at Risk Communities

The Hazards (Bushfire) Overlay applies siting and access requirements to buildings that house at risk communities (such as hospitals, childcare centres, nursing homes and the like). However, AS3959 and MBS 008 currently only applies to Class 1 habitable buildings (dwellings), so construction requirements currently do not apply.

There is currently a process being progressed by the Australian Building Codes Board to change National Construction Code / AS 3959 to capture these classes of buildings and this would ensure these classes of buildings have the same protection as class 1 habitable buildings.

Community engagement on and approval of the draft proposed changes to MBS 008 will be conducted as a separate process to the Code Amendment. When the MBS 008 is released for consultation, a link to the MBS 008 consultation page and

a copy of the draft changes will be posted on the PlanSA Portal Code Amendments Page,

It is intended that consultation and finalisation of the changes to MBS 008 will run concurrently with the Code Amendment process, so that both sets of changes come into effect simultaneously.

3.2. Proposed Changes to *Planning Development and Infrastructure Regulations 2017*

Amendments proposed to Schedule 8(2) of the Regulations, will introduce a requirement for applications seeking planning consent for new buildings or structures or extensions to existing buildings to include a BAL assessment, undertaken by the CFS or a person authorised by the Country Fire Service of South Australia (accredited by the CFS), when the application is lodged. The proposed changes are being implemented to assist the CFS with the assessment of development in high bushfire risk areas and to minimise the resource implications for the CFS based on the increased number of referrals that are likely to occur because of the draft Code Amendment and more specifically, the increased number of allotments that will be located in the high-risk area.

In addition, Schedule 4—Exclusions from definition of development—general, will be amended to reduce the exclusion from the definition of development for tree damaging activity in relation to a regulated tree (including a tree that also constitutes a significant tree), from 20 metres to 10 metres, to avoid the unnecessary removal of regulated trees.

The Code Amendment is also proposing to amend **Schedule 9—Referrals** to include a reference to the Hazards (Bushfire – Urban Interface) Overlay. The change is required to ensure that land division applications, proposing to create one or more additional allotments within the **Hazards (Bushfire – Urban Interface) Overlay** and 100 metres of a High Bushfire Risk Area, are referred to the South Australian Country Fire Service.

3.3. Proposed Changes to Practice Direction 12 – Conditions

The Commission can issue practice directions to specify procedural requirements under the Act.

Practice Direction 12 – Conditions outlines various rules for a relevant authority to include conditions as part of the decision on a development application.

It is proposed to amend Practice Direction 12 to include a suite of standard conditions that can be applied to development approvals in bushfire prone areas.

4. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

4.1. Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that engagement:

- is genuine
- is inclusive and respectful
- is fit for purpose
- is informed and transparent
- processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at: plan.sa.gov.au/en/engagement-charter.

A summary of the engagement that is occurring for this Code Amendment is as follows:

In accordance with section 44(6) of the Act, engagement must be undertaken with all of the councils affected by the Code Amendment.

The Commission has determined to specify the following further persons or bodies the Designated Entity must engage in relation to the proposed Code Amendment (under section 73(6)(e) of the Act):

- Country Fire Service (CFS)
- South Australian Metropolitan Fire Service (SAMFS)
- South Australian Police (SAPOL)
- South Australian Fire and Emergency Services Commission (SAFECOM)
- Department of Premier and Cabinet - State Emergency Management Committee (SEMC)
- Department of Premier and Cabinet – Aboriginal Affairs and Reconciliation
- Department for Infrastructure and Transport (DIT)
- Department for Environment and Water (DEW)
- Dept. for Environment and Water – Premiers Climate Change Council
- SA Landscape Boards
- Forestry SA
- South Australian Housing Authority (SAHA)
- Renewal SA (RSA)
- Department of Primary Industries and Regions (PIRSA)
- South Australian Government Financing Authority (SAFA)

- Insurance Council of Australia
- Conservation Council of South Australia
- Native Vegetation Council of South Australia
- SA Power Networks
- Electranet Pty Ltd
- SA Water
- Local Government Association (LGA)
- Industry Bodies

4.2. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the SA Planning Portal at plan.sa.gov.au/en/code_amendments
- Providing a written submission by email to:
 Email: plansasubmissions@sa.gov.au
 (subject: Submission – State-wide Bushfire Hazards Overlay Code Amendment)
- Providing a written submission by post to:
 Submission – State-wide Bushfire Hazards Overlay Code Amendment
 State Planning Commission
 GPO Box 1815
 ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned during the consultation period. You must register to attend a session via yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

4.3. What changes to the Code Amendment can my feedback influence?

Comments received can influence the proposed policy of the Bushfire Hazard Overlays, Classification Tables within the relevant Code zones, and changes proposed to Parts 1, 3, 5 and 8 of the Code including the introduction of a process for future updates to overlays, proposed changes to administrative definitions and updated cross-references to legislation. The new bushfire mapping can also be influenced by feedback where there is compelling reason to change a bushfire hazard category, however this can only occur where it can be justified having regard

to the mapping methodology, and it is accompanied by suitable supporting evidence.

While the scope of this Code Amendment includes changes to the classification tables within the relevant Code zones, it does not seek to change assessment provisions within the zones, subzones, overlays (other than the Bushfire Hazard Overlays) or general development section of the Code.

Comments are also sought on the proposed changes to the *Planning, Development and Infrastructure (General) Regulations 2017*. This includes changes to Schedule 4—Exclusions from definition of development—general, Schedule 8—Plans, and Schedule 9—Referrals.

The changes seek to amend Schedule 4—Exclusions from definition of development—general, to reduce the exclusion from the definition of development for tree damaging activity in relation to a regulated tree (including a tree that also constitutes a significant tree), from 20 metres to 10 metres, to avoid the unnecessary removal of regulated trees.

Feedback is also sought on the proposed changes to *State Planning Commission Practice Direction 12 - Conditions*, which seek to introduce standard conditions that can be applied to development approvals in bushfire prone areas.

Comment will also be sought on the proposed changes to *Ministerial Building Standard MBS 008 - Additional requirements in designated bushfire prone areas* (MBS 008), which will be released for consultation in conjunction with this Code Amendment.

The amendments being proposed in the Code Amendment are outlined in **Attachment C**.

Feedback cannot influence other instruments which are beyond the scope of this Code Amendment or separate to the Code, such as the Act.

4.4. What will happen with my feedback?

The State Planning Commission is committed to undertaking community engagement in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Commission when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal with the Engagement Report. Personal addresses, email and phone numbers will not be published, however, company details will be.

The Commission will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

4.5. Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at their request, if the Code Amendment is considered significant. The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

5. ANALYSIS

5.1. Strategic Planning Outcomes

5.1.1. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the relevant State Planning Policies for reasoning explained in **Attachment D**.

5.1.2. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*,

will apply until such time as new Regional Plans are prepared and adopted. Information on Regional Plans and the Commission's program for implementing Regional Plans throughout South Australia can be found on the PlanSA portal at: plan.sa.gov.au/en/regional-plans

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This entire State, excluding parts of the metropolitan Adelaide plains, is affected by this Code Amendment and therefore all volumes of the Planning Strategy are relevant. The relevant volumes are:

- The 30-Year Plan for Greater Adelaide (2017 Update) + The 30-Year Plan for Greater Adelaide - 2017 Update, Implementation Plan 2017/2018
- The Eyre and Western Region Plan (April 2012)
- Far North Region Plan (July 2010)
- Kangaroo Island Plan (January 2011) + addendum Kangaroo Island Sustainable Futures (January 2014)
- Limestone Coast Region Plan (May 2011)
- Mid North Region Plan (May 2011)
- Murray and Mallee Region Plan (January 2011) + addendum special character of the Barossa Valley and McLaren Vale (December 2013)
- Yorke Peninsula Regional Land Use Framework (December 2007)
- Port Augusta Structure Plan (July 2010)
- Greater Mount Gambier Master Plan (February 2008)
- Andamooka Structure Plan (July 2013).

This Code Amendment is considered to be consistent with all Regional Plans for reasoning explained in **Attachment D**.

5.1.3. Consistency with other key strategic policy documents

This Code Amendment aligns with the following key strategic policy documents and these documents have been considered in the preparation of the Code Amendment:

- National Strategy for Disaster Resilience (February 2011)
- National Disaster Risk Reduction Framework (2018)
- Royal Commission into National Natural Disaster Arrangements Report (20 October 2020)
- Final Report of the NSW Bushfire Inquiry (2020)
- State Emergency Management Plan
- Five South Australian Hazard Plans
- Eleven Zone Emergency Management Plans

- State Emergency Management Committee’s Strategic Plan (2017-2022)
- Stronger Together, South Australia’s Disaster Resilience Strategy (2019-24)
- State Bushfire Management Plan 2010 (under review)
- Nine Bushfire Management Area Plans
- Independent Review into SA’s 2019-20 Bushfire Season (June 2020) (Keelty Review)
- South Australian Government Climate Change Action Plan 2021-2025
- Directions for a Climate Smart South Australia
- Climate Change Science and Knowledge Plan (2020)
- Towards a resilient State, the SA Government’s Climate Change Adaptation Plan & various Regional Climate Change Adaptation Plans (2016) – (Eleven Regional Climate Partnership across SA)
- Landscape Boards comprising eight new regional boards, along with Green Adelaide and the Managing South Australia’s Landscapes Policy Overview (DEW publication)
- Local Government Emergency Management Framework (2019) and the Emergency Management Planning Guide for SA Councils (2019)

The Code Amendment aligns with the key strategic policy documents for reasoning explained in **Attachment D**.

5.2. Infrastructure planning

The Code Amendment seeks to update bushfire hazard mapping and policy to provide further protection for key infrastructure assets. It is unlikely that the Code Amendment will require additional infrastructure or infrastructure upgrades.

5.3. Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed to by the Commission in the Proposal to Initiate.

The bushfire risk spatial data used for mapping bushfire risk areas in the Code has been refined by utilising new and improved evidence based spatial data:

- to incorporate more current vegetation (2015) data into the hazard modelling.
- to utilise more recent Grassfire modelling to that previously used in the creation of Bushfire Protection Area spatial layers, including the use of more recent fuel load variation data, which is now based on farming cropping, grazing and potential grass fuel (Department for Environment and Water + PIRSA inputs).

- to amend the Forest modelling to identify small scale spatial data including patch sizes, patch shape and contiguous / disparate vegetation to allow for a more accurate reflection of the bushfire hazard risk.

The methodology and mapping tools used to identify the categories of bushfire hazard risk have been reviewed and updated with the assistance of DEW and CFS, to determine the best process for mapping these areas and to establish a more efficient and responsive process for updating bushfire mapping in the Code.

The use of a single overlay, the new Hazards (Bushfire) Overlay, to spatially define areas of high hazard, medium hazard and general hazard has been considered to reduce the number of overlays within the Code and avoid unnecessary duplication of policy.

The existing overlay policies have been reviewed and new policies have been prepared for the Hazards (Bushfire) Overlay. Some of these policies will affect the entire Hazards (Bushfire) Overlay, while others will only apply to a specific bushfire risk area, such as, the high hazard area.

The overlay mapping and policies will help to inform the building construction requirements by allowing right overlay polices to applied to the correct level of hazard risk that exists in that area. This will also provide the opportunity to provide simpler and quicker assessment pathways for some forms of development, where it can be demonstrated that the proposed development has been designed and sited to address the bushfire hazard risk.

The new bushfire mapping output has also been reviewed with a number of considerations arising:

- The exclusion of small towns, settlements, and narrow urban areas from bushfire overlays was reviewed and given their relatively small size, it was determined that if the high-risk overlay is currently applied then it would be retained and furthermore, if the mapping identified a polygon that was less than 20 hectares in size and located adjacent to a higher hazard risk then the higher hazard risk would be applied to these polygons.
- In larger towns, however, an additional 100m buffer was applied to the edge of high-risk areas and the Hazards (Bushfire – Urban Interface) Overlay was applied within 500 metres of the boundary.

5.3.1. Review of the South Australian Planning and Building System

Other planning instruments and mechanisms under the Act have been reviewed to ensure appropriate measures are in place to consider the potential impacts from bushfire hazard risks, including:

- A review of non-statutory reference layers or mapping values to determine if they or something similar could potentially be used to map bushfire hazard impacts.
- A review of the different approaches that interstate jurisdictions have taken to bushfire policy and mapping has been undertaken. Most apply a similar

methodology of establishing bushfire risk categories with building requirements commensurate with the risk area. The Australian Capital Territory's (ACT) approach differs by having a single bushfire risk area, with all new buildings subject to an onsite BAL rating assessment with associated requirements.

- Ministerial Standard MBS 008 has been reviewed and will need to be updated (as required) to address changes to the Code. These changes could potentially include:
 - Requirements for the construction of new habitable buildings in areas adjacent to bushfire risk, to address the risk of immediate bushfire impact.
 - BAL ratings currently apply to habitable buildings, including Certain Class 9 Buildings that contain vulnerable people, such as supported accommodation. Accordingly, changes to the application of MBS 008 are required.
 - A review of the development types and referral mechanisms to the Country Fire Service for development in areas identified as having a 'high' bushfire hazard risk and consideration has been given to establishing alternate ways for BAL assessments to be undertaken outside of a referral process. Habitable Buildings are currently referred to the CFS in high-risk bushfire areas for determination of BAL rating, which then determines the construction requirements that are necessary for development to align with AS 3959 and MBS 008. The application of MBS 008 needs to be expanded to ensure that buildings, which house vulnerable people, are referred to the CFS for assessment and require a BAL rating assessment to be undertaken.
- A review of Code policy was undertaken to determine if the BAL rating can be considered as part of planning assessment rather than a CFS referral or possibly included at the lodgement stage for applications seeking planning consent for new buildings or structures or extensions to existing buildings, in high-risk areas.
- A review of the current policy framework in the various bushfire overlays was undertaken to identify duplication of policy. The review found that similar policies exist in the high, medium and general bushfire hazard overlays and that the few differences could potentially be accommodated in a single hazard overlay, such as, the Hazards (Bushfire) Overlay. The proposed overlay would then need to include separate hazard layers that clearly define the extent of the high, medium and general bushfire hazard areas, so that the policies in the Code can either refer to the entire overlay or the specific hazard areas.
- A review of the Phase 2 and Phase 3 Code Amendment feedback in relation to the Bushfire Overlays was undertaken. The submissions identified a range of issues including the possibility of incorporating BAL rating into planning policy, potential changes to policy and assessment pathways for minor development, issues regarding the spatial application of overlays in the Code (noting this was transitioning across spatial application based on the Development Plans at that time). Refer (Appendix E.1) for more detail.

- Investigated opportunities to use Part 1 of the Code to allow for the spatial application of the bushfire hazard layers in the Code (including the three bushfire hazard areas within the proposed Hazards (Bushfire) Overlay), to be more readily updated and maintained in accordance with section 71(e) of the Act.

This mechanism would only apply to mapping changes that are consistent with the Bushfire Mapping Methodology, which is to be published by the Chief Executive on the PlanSA Portal or were a new plan of division is deposited in the Land Titles Office that creates 10 or more additional allotments in the High Bushfire Hazard Area and the land division application is consistent with all the criteria published on the SA Planning Portal by the Chief Executive.

A copy of the draft Bushfire Mapping Methodology and the criteria for a new plan of division in a High Bushfire Hazard Area is contained in Attachment F.

When assessing development applications, it is important that the correct policies in the Code are applied to the right areas. The following investigations relating to development assessment were undertaken:

- Updating Part 1 of the Code will allow for the more timely and efficient updating of bushfire hazard mapping in the Code based on the most recent information. The ability to update bushfire hazard mapping more regularly will help to maintain the accuracy of the mapping and avoid the bushfire hazard mapping becoming outdated or obsolete over time. Furthermore, this will help to and help to ensure that new development is designed and sited according to the actual hazard risk on the ground.
- Discussions with the CFS identified the need for standard conditions to applied to specific forms of development within bushfire prone areas. The Code Amendment is proposing to update Practice Direction 12 – Conditions to introduce new standard conditions to be applied to development approvals in bushfire prone areas. The new standard conditions relate to access, vegetation management and on-site water supply requirements and are necessary to ensure the approved development is maintained in accordance with the approved plans.
- A review of the Conservation Council of South Australia's *'Tree Preservation and Bushfire Prevention A Comparison of Australia's Bushfire Clearance Exemptions'* report was undertaken. It was identified that while the states planning system provided for clearance requirements in bushfire prone areas, it was misused and often the areas cleared were vegetated with fine fuels (grasses), resulting in an increase in fire danger. The Report stated that large trees around a dwelling can reduce ember attacks and slow a fires approach.

The Code Amendment therefore proposes to amend Schedule 4 of Regulations, to reduce the exclusion distance for trees (from a dwelling) in a bushfire prone area from 20 to 10 metres.

- Climate change impact modelling was reviewed to gain a better understanding of future hazard risk from the impacts of extreme weather events. This involved accessing the latest climate change modelling data available through DEW and considering what areas, if any, may be subject to potential increases in hazard risk due to extreme weather events (intensity and frequency). The proposed bushfire mapping has been prepared using more recent spatial data and modelling, however, climate change modelling data was not used to consider potential impacts of future hazard risk that may occur because of extreme weather events.

The bushfire data mapping model was run using an extreme case scenario (e.g. high vegetative fuel loads and extreme fire weather conditions), providing a better view of the potential for a fire to occur and its severity should these conditions ever occur, as opposed to assuming 'typical' weather conditions.

- The proposed changes to Part 3 of the Code will, however, allow for more practical and immediate updates of bushfire risk categories. This will provide the opportunity to respond more readily to changes in hazard including those associated with climate change.

Further details on investigations undertaken in support of the Code Amendment are included in Attachment E.

5.3.2. Analysis of the implication of proposed mapping and policy

The proposed changes will increase the total amount of land mapped as a high or medium hazard area, with high-hazard areas increasing from 1% to 4% of the state and medium-hazard areas increasing from 2% to 6% of the state. Even though general-hazard will be applied to different areas, the percentage of the state located in general-hazard will remain at 6%. It is evident that the above findings establish that the implications of the proposed mapping changes are significant.

The Code Amendment is only proposing to make minor changes to the extent of the Hazards (Bushfire – Outback) Overlay with some portions of the existing overlay to be replaced by the proposed Hazards (Bushfire) Overlay and associated risk layers.

The Hazards (Bushfire – Urban Interface) Overlay will continue to apply to less than 1% of the State, however, the overlay will be applied differently based on the updated spatial data and new mapping methodology being proposed.

Looking at the statistics another way, the proposed mapping will change the percentage of total allotments that are affected by bushfire hazard overlays, with the percentage of allotments in high-hazard areas increasing from 12% to 17%, from 16% to 20% in medium-hazard areas and from 32% to 51% in Urban Interface areas. Alternatively, the proposed changes will result in the percentage of allotments in general-hazard areas decreasing 22% to 10% and decreasing from 3% to 2% in outback areas.

To assist in understanding the implications of the proposed changes to the cost of building residential development, PLUS procured Rider, Levett and Bucknall to review the proposed bushfire policies to cost potential additional costs to build within a bushfire prone area when compared to building same dwelling in a non-bushfire prone area. (*Bushfire Code Cost Review – June 2022*). The Report identified that there are possible increases ranging from 4.34% (general risk) to 14% increase (high risk BAL 29) in additional costs.

5.3.3. Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

1. Remove the following overlays from Part 3 – Overlays, in the Code
 - a. Hazards (Bushfire – General Risk) Overlay
 - b. Hazards (Bushfire – Medium Risk) Overlay
 - c. Hazards (Bushfire – High Risk) Overlay
 - d. Hazards (Bushfire – Regional) Overlay
2. Insert the new Hazards (Bushfire) Overlay (**Attachment C2 – Part 3 – Overlays, New Hazards (Bushfire) Overlay**) in Part 3 – Overlays, in the Code
3. Amend the existing Hazards (Bushfire – Urban Interface) Overlay in accordance with the amendments outlined in **Attachment C2 – Part 3 – Overlays, Amended Hazards (Bushfire – Urban Interface) Overlay**)
4. Amend the existing Hazards (Bushfire – Outback) Overlay in accordance with the amendments outlined in **Attachment C2 – Part 3 – Overlays, Amended Hazards (Bushfire – Outback) Overlay**)
5. Amend Part 1 of the Code (under the heading **Spatial Information and Electronic Databases and Files - Ministerial Determinations**) to include the following bushfire hazard overlays and criteria, to allow the spatial application of the bushfire hazard

overlays in the Code to be updated where the Minister is satisfied that it is an update described in column 2 of the Table:

Table

| Overlay | Nature of updates |
|--------------------------------------|--|
| Hazards (Bushfire) | <p>The overlay may be updated due to:</p> <p>(a) a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive; or</p> <p>(b) a new plan of division deposited in the Land Titles Office that creates 10 or more additional allotments in the overlay and the land division application is consistent with all the criteria published on the SA Planning Portal by the Chief Executive.</p> |
| Hazards (Bushfire - Outback) | <p>The overlay may be updated due to a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive.</p> |
| Hazards (Bushfire - Urban Interface) | <p>The overlay may be updated due to a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive.</p> |

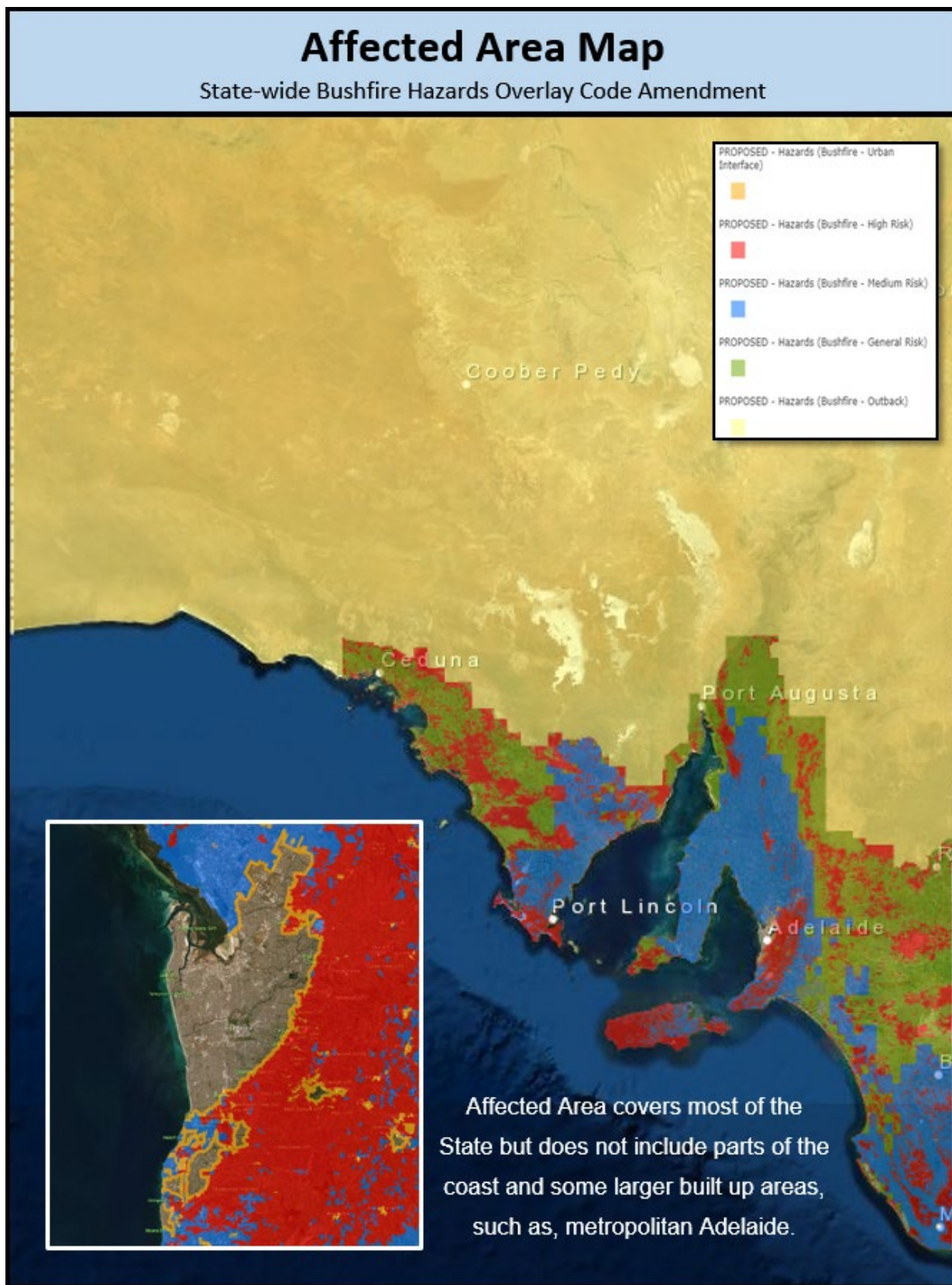
The proposed policy changes are shown in **Attachment C**.

6. REFERENCES

- [Government of South Australia \(2017 Update\), The 30-Year Plan for Greater Adelaide.](#)
- [Infrastructure SA \(May 2020\), 20-Year State Infrastructure Strategy.](#)
- [State Planning Commission \(May 2019\), State Planning Policies \(May 2019\).](#)
- [The Eyre and Western Region Plan \(April 2012\)](#)
- [Far North Region Plan \(July 2010\)](#)
- [Kangaroo Island Plan \(January 2011\) + addendum Kangaroo Island Sustainable Futures \(January 2014\)](#)
- [Limestone Coast Region Plan \(May 2011\)](#)
- [Mid North Region Plan \(May 2011\)](#)
- [Murray and Mallee Region Plan \(January 2011\) + addendum special character of the Barossa Valley and McLaren Vale \(December 2013\)](#)

- [Yorke Peninsula Regional Land Use Framework \(December 2007\)](#)
- [Port Augusta Structure Plan \(July 2010\)](#)
- [Greater Mount Gambier Master Plan \(February 2008\)](#)
- [Andamooka Structure Plan \(July 2013\)](#)
- [National Strategy for Disaster Resilience \(February 2011\)](#)
- [National Disaster Risk Reduction Framework \(2018\)](#)
- [Royal Commission into National Natural Disaster Arrangements Report \(October 2020\)](#)
- [Final Report of the NSW Bushfire Inquiry \(2020\)](#)
- [State Emergency Management Plan](#)
- [Eleven Zone Emergency Management Plans](#)
- [State Emergency Management Committee's Strategic Plan \(2022- 2025\)](#)
- [Stronger Together, South Australia's Disaster Resilience Strategy \(2019-24\)](#)
- [State Bushfire Management Plan 2010 \(under review\)](#)
- [Nine Bushfire Management Area Plans](#)
- [Independent Review into SA's 2019-20 Bushfire Season \(June 2020\) \(Keelty Review\)](#)
- [South Australian Government Climate Change Action Plan 2021-2025](#)
- [Directions for a Climate Smart South Australia](#)
- [Climate Change Science and Knowledge Plan \(2020\)](#)
- [Towards a resilient State, the SA Government's Climate Change Adaptation Plan & various Regional Climate Change Adaptation Plans \(2016\) – \(Eleven Regional Climate Partnership across SA\)](#)
- [Landscape Boards comprising eight new regional boards, along with Green Adelaide and the Managing South Australia's Landscapes Policy Overview \(DEW publication\)](#)
- [Local Government Emergency Management Framework \(2019\)](#)

ATTACHMENT A – AFFECTED AREA MAPPING

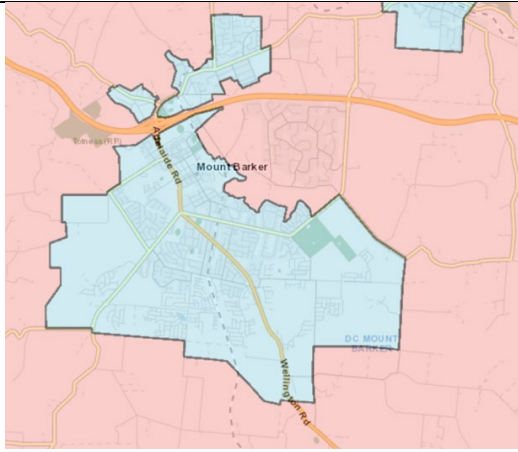


ATTACHMENT B – CURRENT CODE POLICY

B1 Current Policy Overview

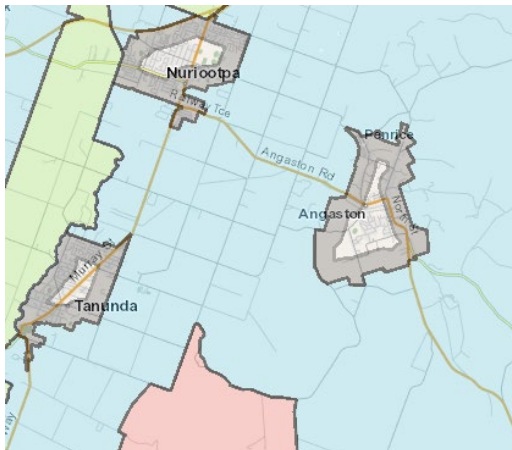
| Overlay | P & D Code | Building Rules |
|--------------|---|--|
| General Risk | Policy addresses: | AS 3959 addresses building construction requirements in bushfire prone areas. MBS 008 – on-site water supply Water supply requirement is dependent on BAL rating. |
| Medium Risk | <ul style="list-style-type: none"> • Building siting - consider vegetation and terrain • Built form – consider building design, site of ancillary structures away from habitable building • Habitable Buildings – site on flatter parts of an allotment, asset protection zone setbacks, area for water tank (MBS 008) • Land Division – ensure roads are suitable for emergency vehicles, incorporate perimeter roads (separation of residential uses from bushfire risk and emergency vehicle access), incorporate at least two exit points in road pattern • Vehicle Access – Detailed standards for roads and accessways/driveways to enable emergency vehicle use (slope, width, etc) <p>Habitable buildings are performance assessed “on merit”</p> <p>Minor developments (outbuildings, carports etc) have “Deemed to Satisfy Pathway”</p> <p>No referral to CFS</p> | General Risk - Requirements based on Fixed BAL rating – Low Medium Risk - Requirements based on Fixed BAL rating – 12.5 |
| High Risk | Policy addresses: <ul style="list-style-type: none"> • As above • Land Use – considered location of preschools, schools, hospitals, supported accommodation (safe path to travel to safer locations) | BAL rating determined by site assessment |

| | | |
|-----------------|--|---|
| | Referral to CFS | |
| Regional | <p>Same policy as Medium and General Risk Overlay</p> <ul style="list-style-type: none"> • water tank requirement applies through a DTS/DPF in the Overlay | <p>Not a designated bushfire prone area (bushfire mapping has not been undertaken to establish bushfire risk).</p> <p>Overlay applies planning controls, but not mapped / classified as designated bushfire prone area so AS 3959 & MBS 008 does not apply.</p> |
| Outback | <p>Only basic requirements apply – vehicle access and asset protection zone</p> | <p>Not a designated bushfire prone area (bushfire mapping has not been undertaken to establish bushfire risk).</p> <p>Overlay applies planning controls, but not mapped / classified as designated bushfire prone area so AS 3959 & MBS 008 does not apply.</p> |
| Urban Interface | <p>Requirements for new land division wherever the overlay applies</p> <ul style="list-style-type: none"> • suitable for emergency vehicle • land divisions incorporate more than exit point • incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk. | <p>Applies to any area within 500m of a high bushfire risk area</p> <ul style="list-style-type: none"> • 100m-500m – BAL – Low • <100m – BAL: site assessment |
| Mapping | <p>Inconsistent approach from between councils – carried over from development plans.</p> <ul style="list-style-type: none"> • In some council areas high / medium / general risk overlays apply over townships /urban areas – e.g. Mount Barker • Some development plans had policy that altered the risk depending on the state of development – e.g. medium risk until land is fully developed. | <p>Mapping spatially establishes the spatial extent of the overlays over land, which are given effect through the MBS 008</p> |



DTS pathway for habitable buildings within townships not available

- In other council areas township are excluded and the Urban Interface overlay applies – e.g. in the Barossa Council



DTS pathway for habitable buildings within townships is available

B2 Current Hazards (Bushfire – High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: <ul style="list-style-type: none">a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate changeb) high levels and exposure to ember attackc) impact from burning debrisd) radiant heate) likelihood and direct exposure to flames from a fire front. |
| DO 2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO 3 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land Use | |
| <p>PO 1.1</p> <p>Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that:</p> <ul style="list-style-type: none"> a) are remote from or require extended periods of travel to reach safer locations b) don't have a safe path of travel to safer locations. | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| Siting | |
| <p>PO 2.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| Built Form | |
| <p>PO 3.1</p> <p>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 3.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p> | <p>DTS/DPF 3.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p> |
| <p>Habitable Buildings</p> | |
| <p>PO 4.1</p> <p>To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p> | <p>DTS/DPF 4.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> i. 50 metres to unmanaged grasslands ii. 100 metres to hazardous bushland vegetation b) the asset protection zone is contained wholly within the allotment of the development. |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| <p>PO 4.3</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:</p> <ul style="list-style-type: none"> a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> b) includes the provision of an all-weather hardstand area in a location that: <ul style="list-style-type: none"> i. allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction ii. is no further than 6 metres from the dedicated water supply outlet(s) where required. | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 5.1</p> <p>Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| <p>PO 5.2</p> <p>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 5.2</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| <p>PO 5.3</p> <p>Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.</p> | <p>DTS/DPF 5.3</p> <p>None are applicable.</p> |
| <p>PO 5.4</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 5.4</p> <p>None are applicable.</p> |
| <p>PO 5.5</p> <p>Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 5.5</p> <p>None are applicable.</p> |
| <p>Vehicle Access –Roads, Driveways and Fire Tracks</p> | |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 6.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 6.1</p> <p>Roads:</p> <ul style="list-style-type: none"> a) are constructed with a formed, all-weather surface b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road d) have a minimum formed road width of 6m e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> 1. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or 2. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

PO 6.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- a) use, operation and evacuation of fire-fighting and emergency personnel
- b) evacuation of residents, occupants and visitors.

DTS/DPF 6.2

Access is in accordance with (a) or (b):

- a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road

b) driveways:

- i. do not exceed 600m in length
- ii. are constructed with a formed, all-weather surface
- iii. are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
- iv. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
- v. have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
- vi. have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
- vii. incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
- viii. provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
- ix. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| | <ul style="list-style-type: none"> x. allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) xi. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| <p>PO 6.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 6.3</p> <p>None are applicable.</p> |

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

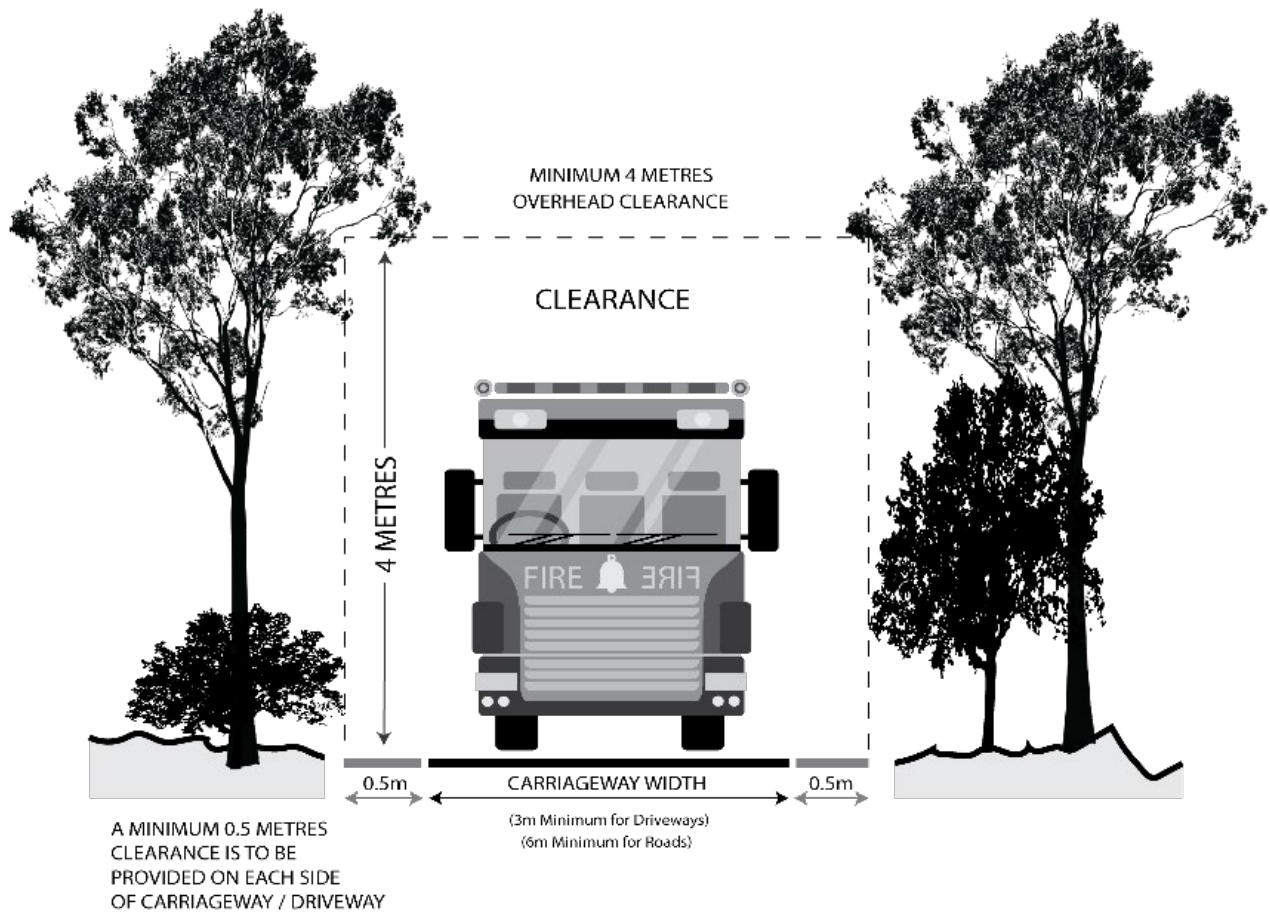
| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|---|--|---|
| <p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <p>land division creating one or more additional allotments</p> | <p>South Australian Country Fire Service.</p> | <p>To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.</p> | <p>Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p> |

dwelling
 ancillary accommodation
 residential flat building
 tourist accommodation
 boarding home
 dormitory style accommodation
 workers' accommodation
 student accommodation
 pre-school
 educational establishment
 retirement village
 supported accommodation
 residential park
 hospital
 camp ground.

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

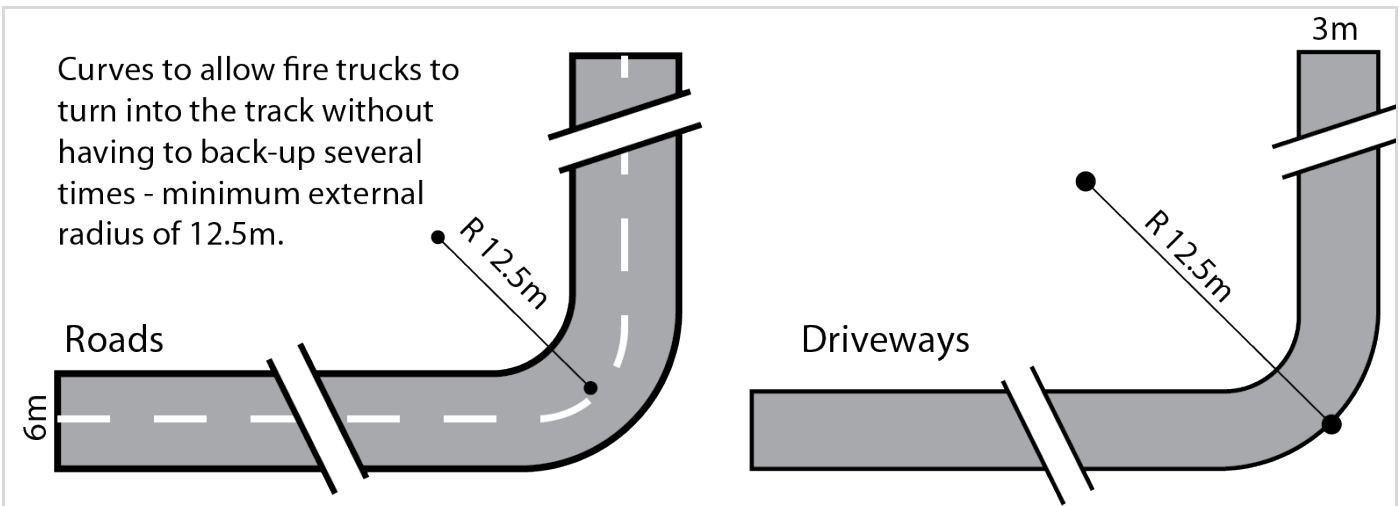


Figure 3 - Full Circle Turning Area

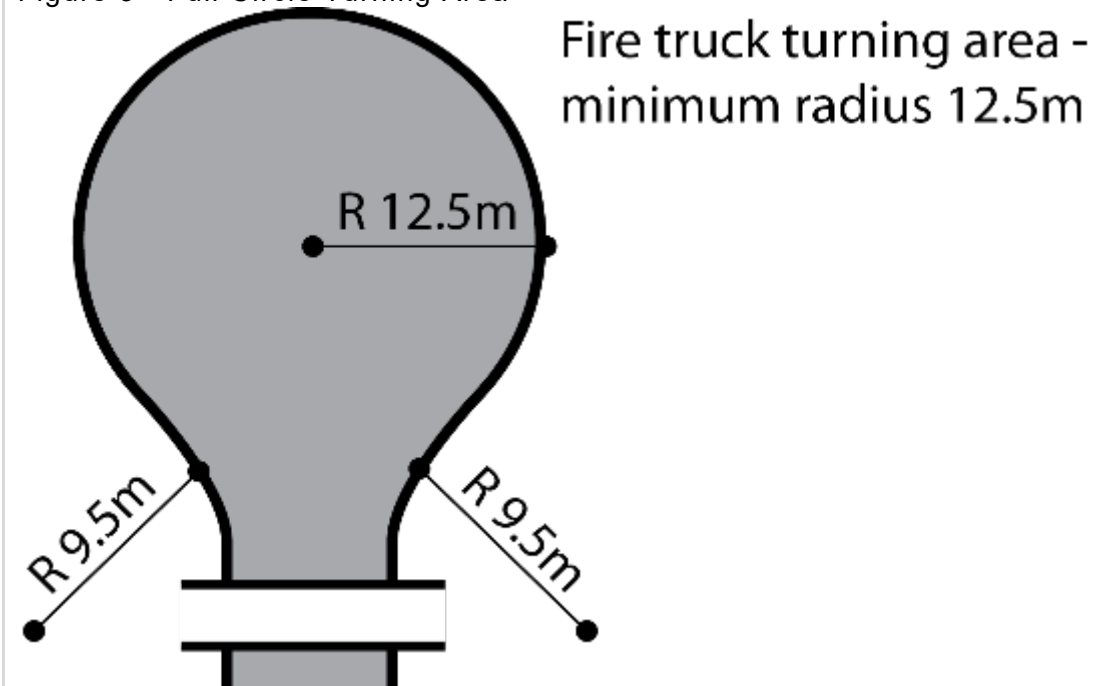
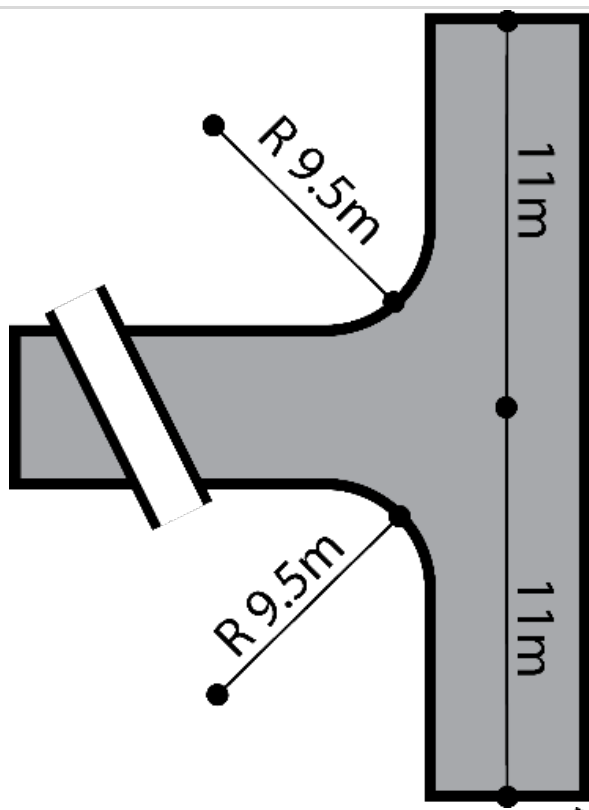
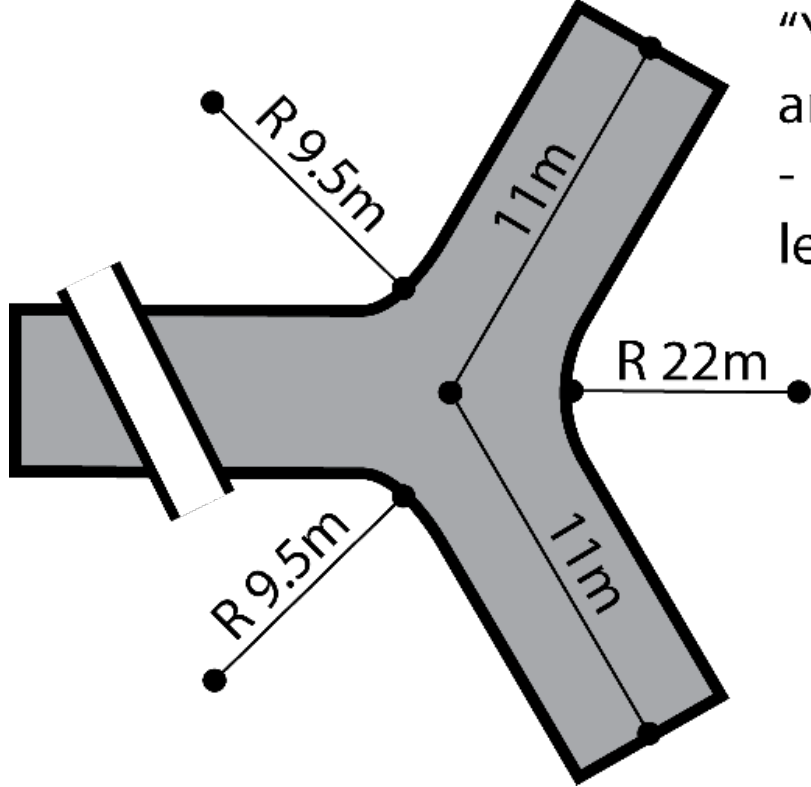


Figure 4 - 'T' or 'Y' Shaped Turning Head



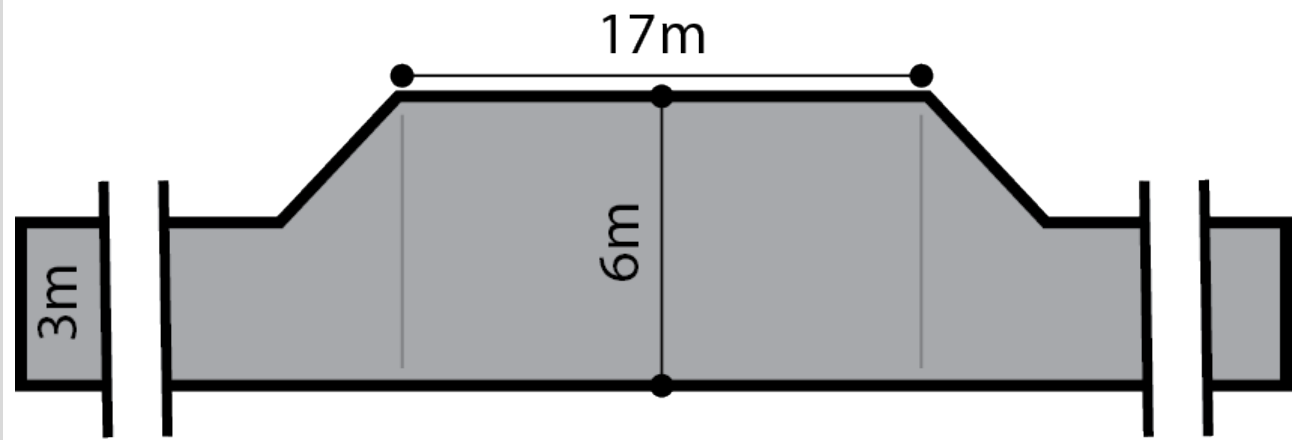
“T” shaped turning area for fire trucks to reverse into so they can turn around
 - minimum length 11 m.



“Y” shaped turn around area
 - minimum length 11 metres.

Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



B3 Current Hazards (Bushfire – Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|------------------------|---|
| DO 1 | Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting | |
| <p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| Built Form | |
| <p>PO 2.1</p> <p>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| <p>PO 2.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p> | <p>DTS/DPF 2.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p> |
| Habitable Buildings | |
| <p>PO 3.1</p> <p>To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| <p>PO 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p> | <p>DTS/DPF 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> i. 50 metres to unmanaged grasslands ii. 100 metres to hazardous bushland vegetation b) the asset protection zone is contained wholly within the allotment of the development. |
| <p>PO 3.3</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p> | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 4.1</p> <p>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 4.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| <p>PO 4.4</p> <p>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 4.4</p> <p>None are applicable.</p> |
| <p>Vehicle Access - Roads, Driveways and Fire Tracks</p> | |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> a) are constructed with a formed, all-weather surface b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road d) have a minimum formed road width of 6m e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> i. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

PO 5.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- b) evacuation of residents, occupants and visitors.

DTS/DPF 5.2

Access is in accordance with (a) or (b):

- a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road
- b) driveways:
 - i. do not exceed 600m in length
 - ii. are constructed with a formed, all-weather surface
 - iii. are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
 - iv. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
 - v. have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
 - vi. have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - vii. incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
 - viii. provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - ix. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
 - x. allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| | <p>or by incorporating at the end of the driveway either:</p> <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) <p>xi. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 5.3</p> <p>None are applicable.</p> |

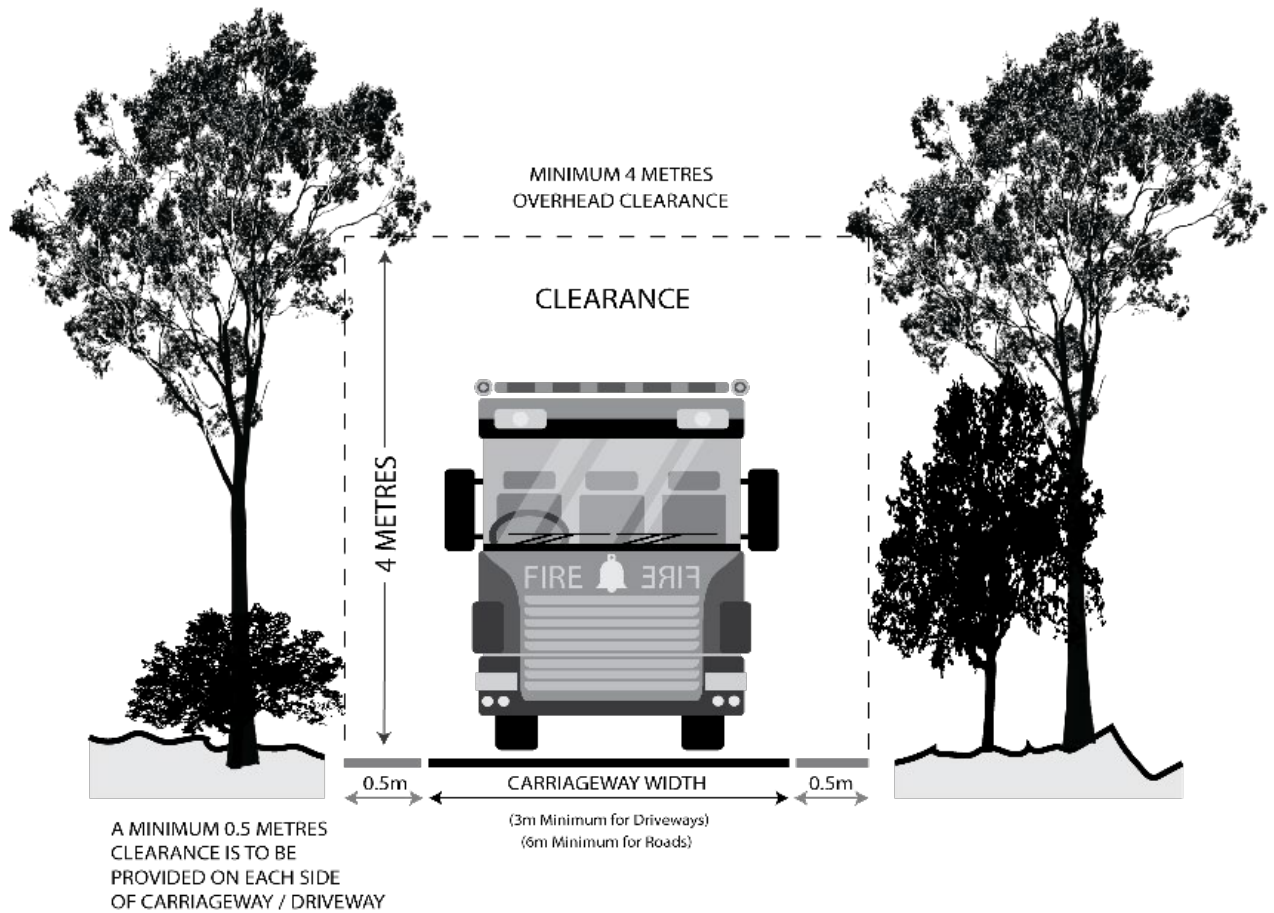
Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

| |
|---|
| Fire Engine and Appliance Clearances |
| Figure 1 - Overhead and Side Clearances |



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

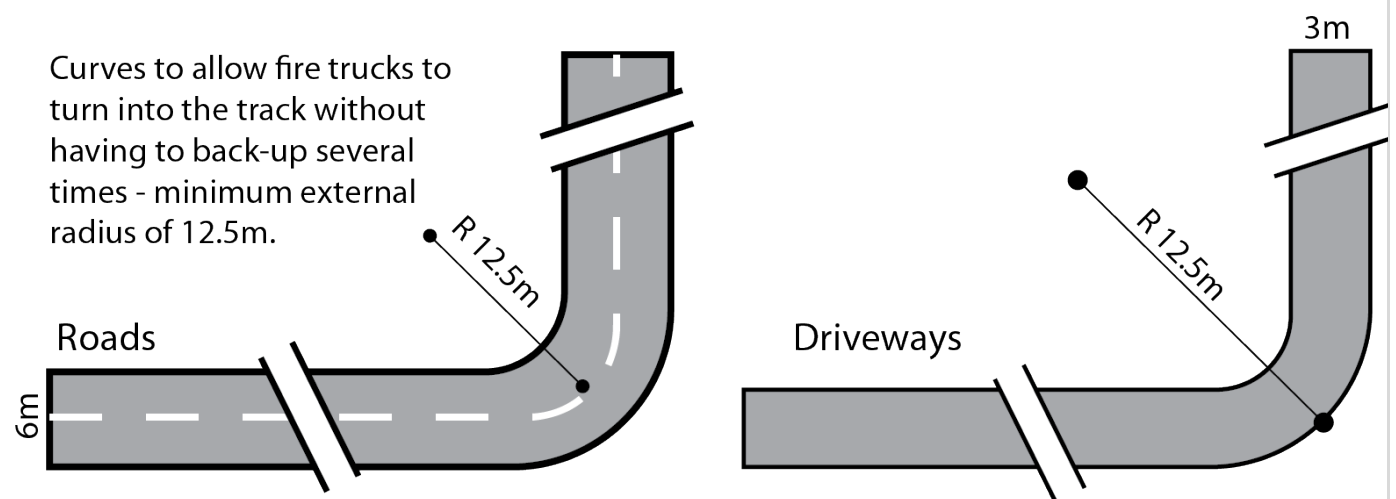


Figure 3 - Full Circle Turning Area

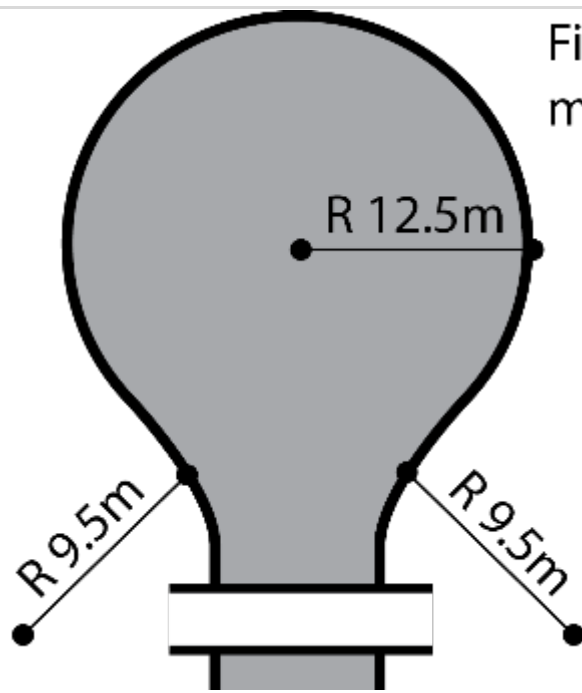
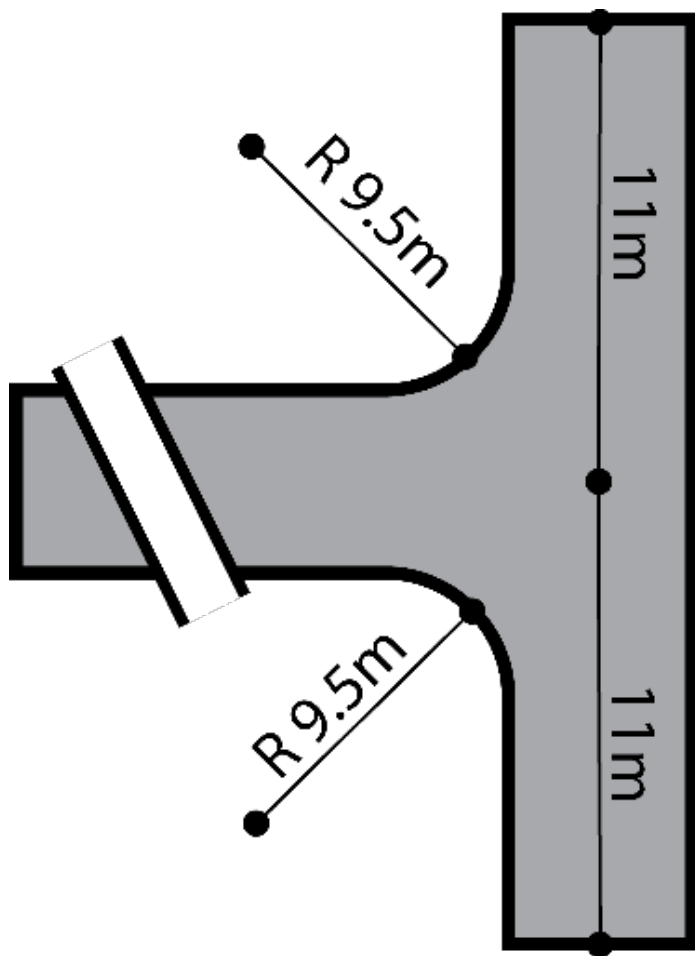


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.

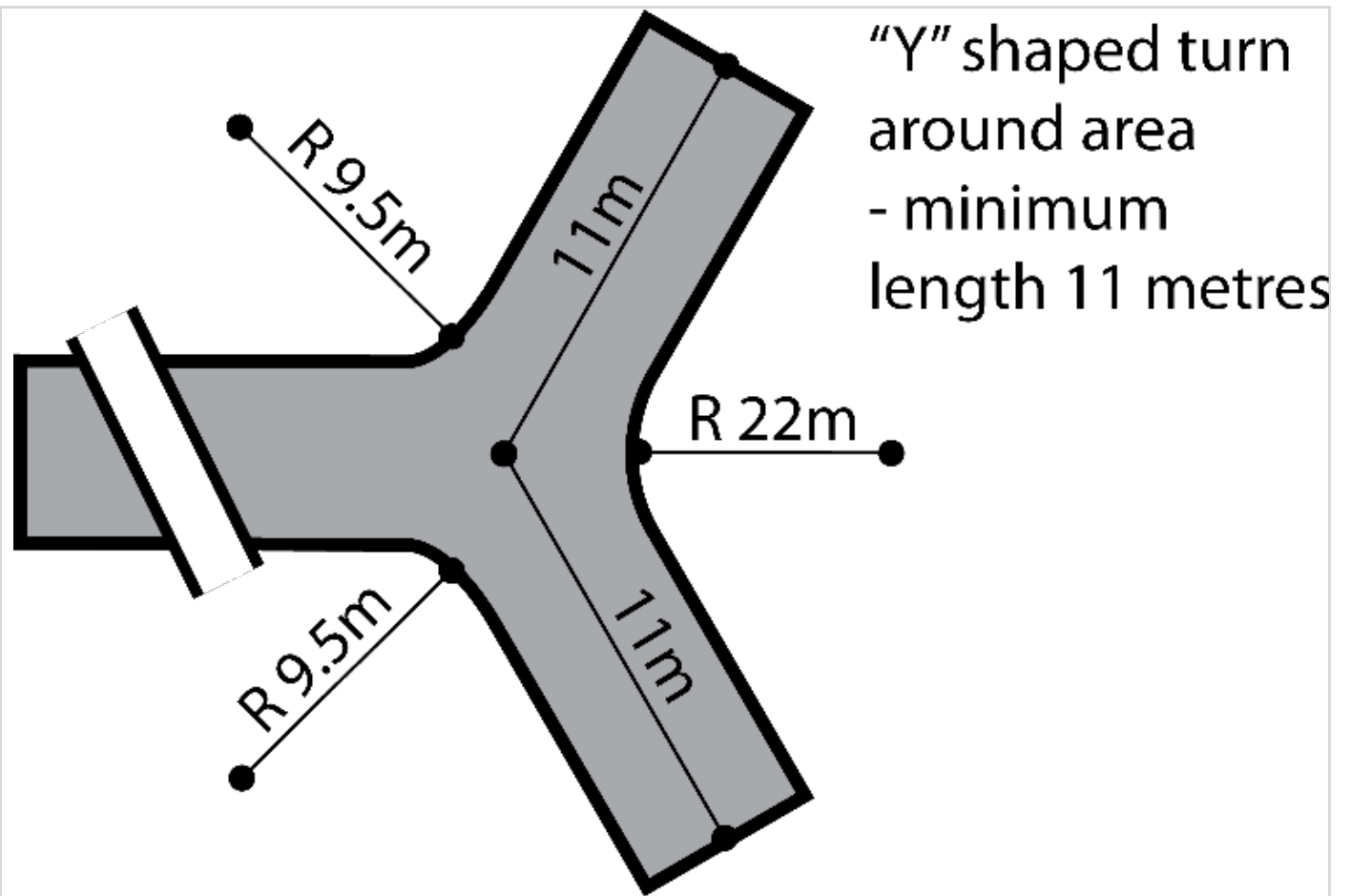
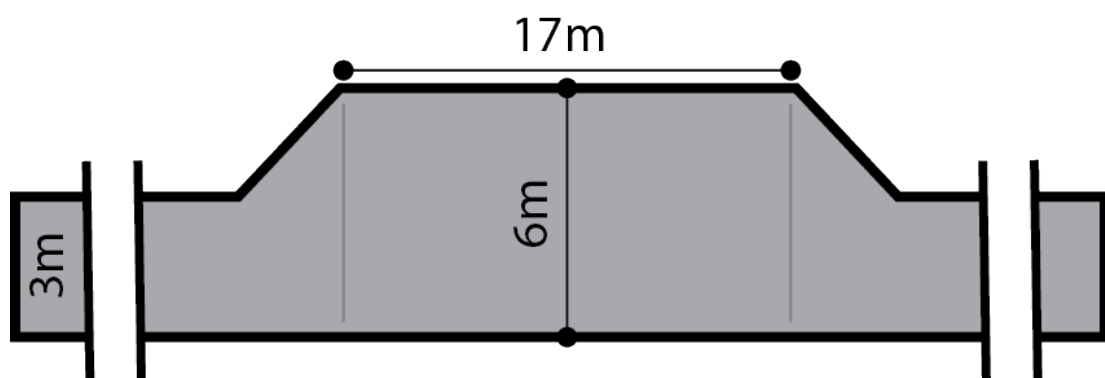


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



B4 Current Hazards (Bushfire – General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting | |
| <p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| Built Form | |
| <p>PO 2.1</p> <p>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| <p>PO 2.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p> | <p>DTS/DPF 2.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p> |
| Habitable Buildings | |
| <p>PO 3.1</p> <p>To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p> | <p>DTS/DPF 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> i. 50 metres to unmanaged grasslands ii. 100 metres to hazardous bushland vegetation b) the asset protection zone is contained wholly within the allotment of the development. |
| <p>PO 3.3</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p> | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> |
| <p>Land Division</p> | |
| <p>PO 4.1</p> <p>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 4.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| <p>PO 4.4</p> <p>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 4.4</p> <p>None are applicable.</p> |
| <p>Vehicle Access – Roads, Driveways and Fire Tracks</p> | |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| <p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> a) are constructed with a formed, all-weather surface b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road d) have a minimum formed road width of 6m e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> i. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

PO 5.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- b) evacuation of residents, occupants and visitors

DTS/DPF 5.2

Access is in accordance with (a) or (b):

- a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road
- b) driveways:
 - i. do not exceed 600m in length
 - ii. are constructed with a formed, all-weather surface
 - iii. are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
 - iv. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
 - v. have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway
 - vi. have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - vii. incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
 - viii. provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - ix. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
 - x. allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:
 - A. a loop road around the building

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| | B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) xi. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 5.3 None are applicable. |

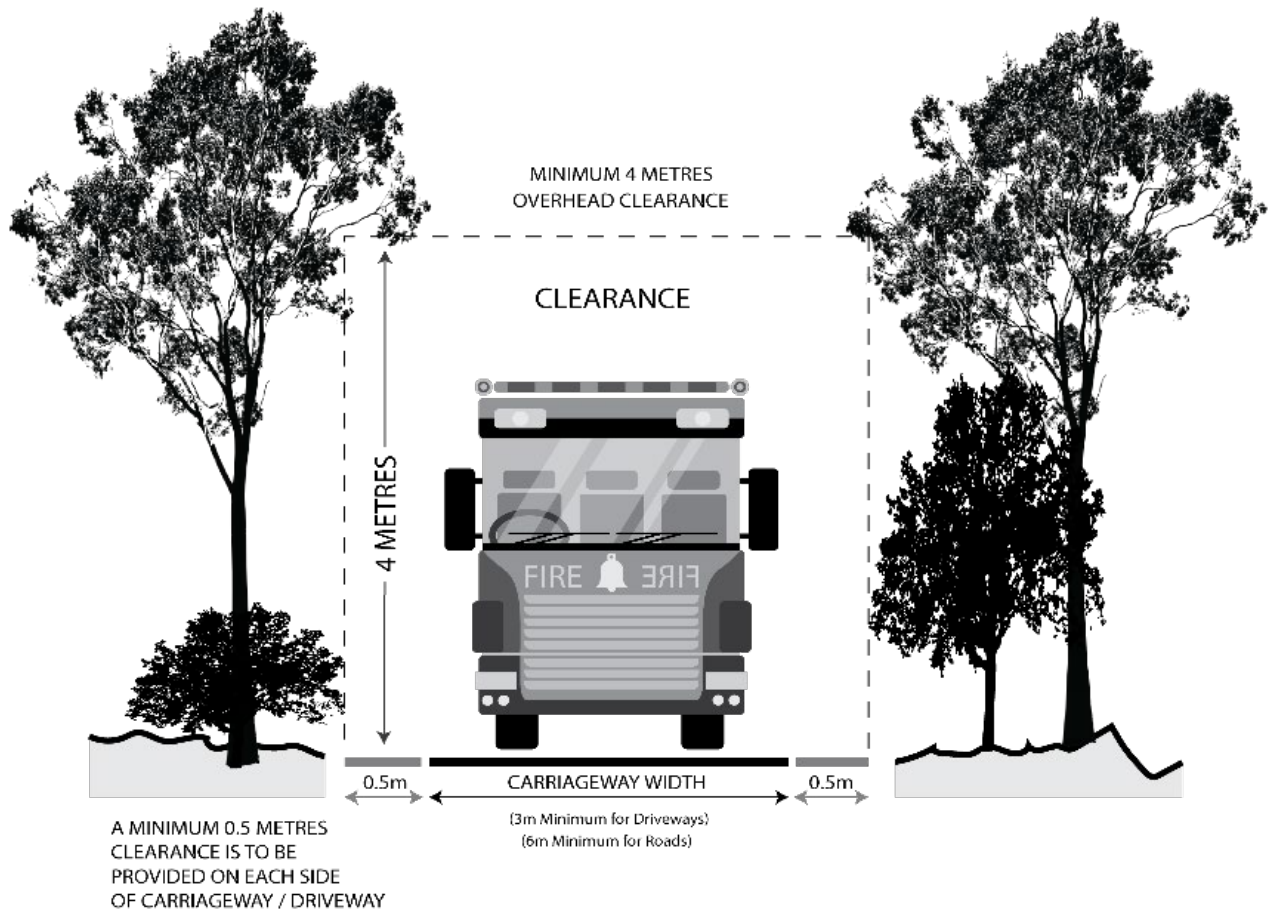
Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

| |
|---|
| Land Division |
| Fire Appliance Clearances |
| Figure 1 - Overhead and Side Clearances |



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

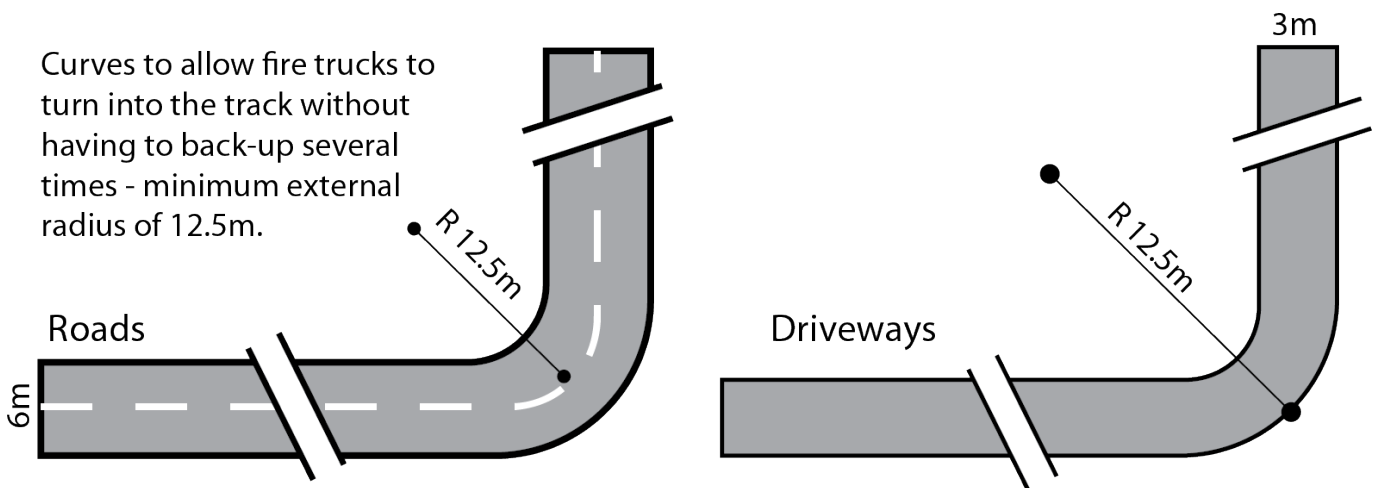


Figure 3 - Full Circle Turning Area

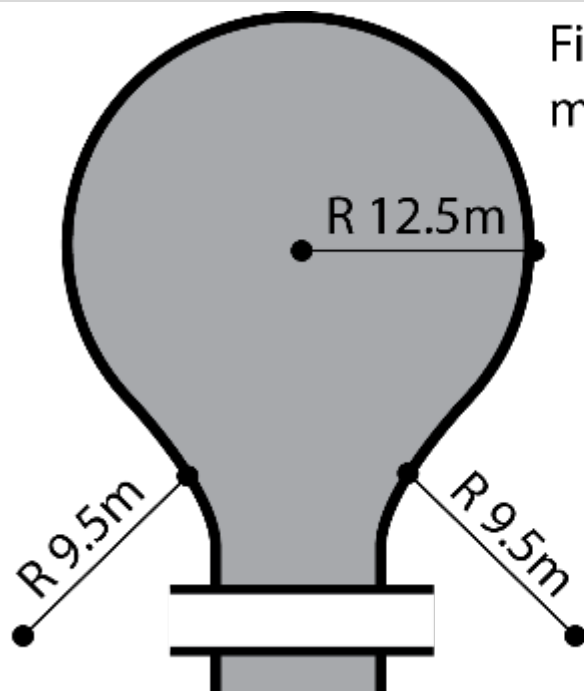
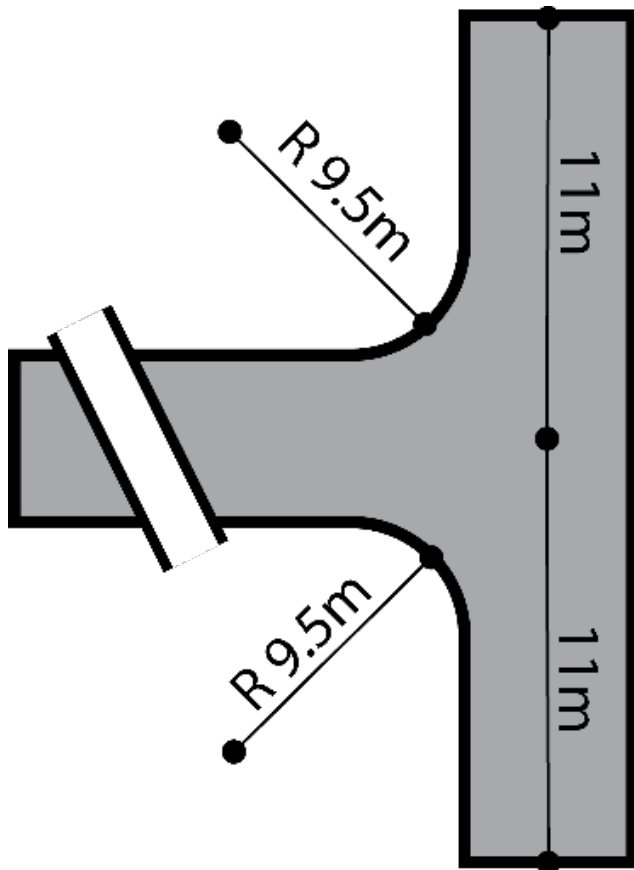
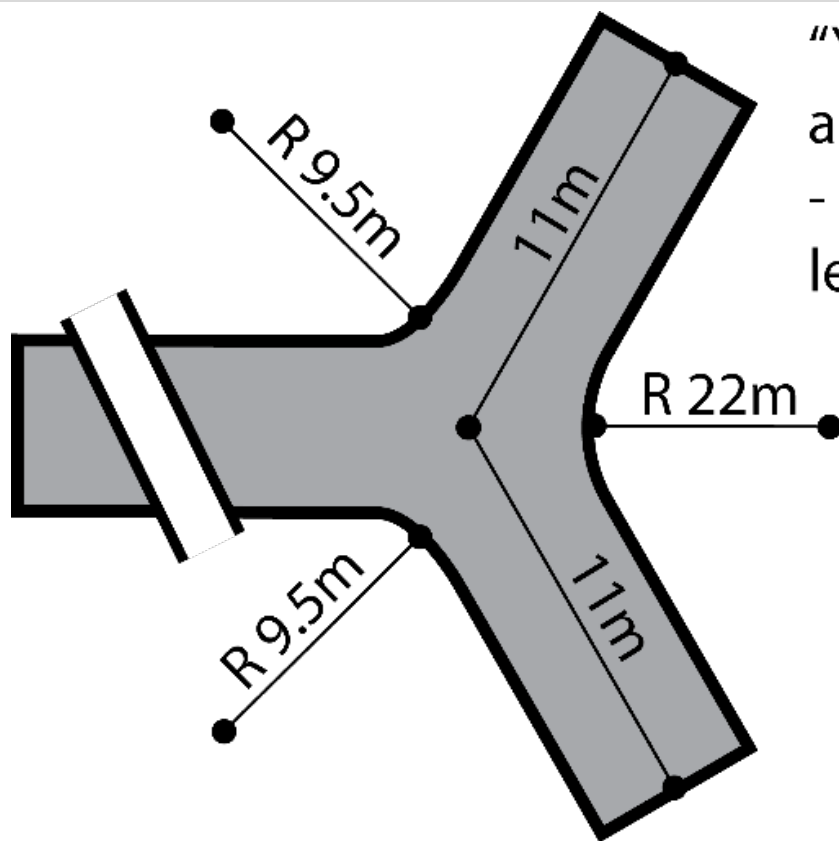


Figure 4 - 'T' or 'Y' Shaped Turning Head



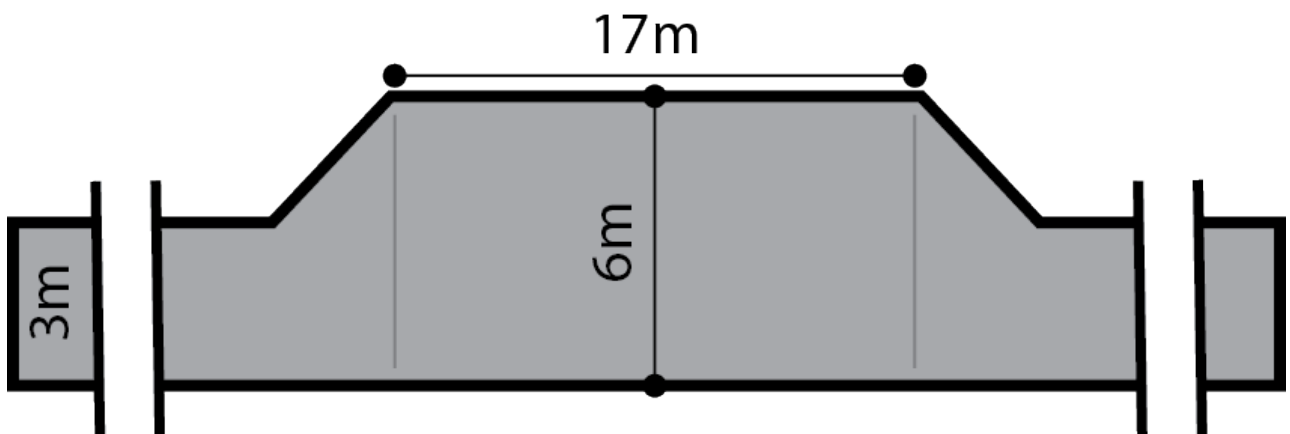
"T" shaped turning area for fire trucks to reverse into so they can turn around - minimum length 11m.



"Y" shaped turn
around area
- minimum
length 11 metres.

Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width
6 metres, minimum length 17 metres.



B5 Current Hazards (Bushfire – Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: <ol style="list-style-type: none">1. allow access through to bushfire risk areas2. are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack3. facilitate evacuation to areas safe from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land Division | |
| <p>PO 1.1</p> <p>Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.</p> | <p>DTS/DPF 1.1</p> <p>Land division creates less than 10 allotments and/or does not involve the creation of public roads.</p> |
| <p>PO 1.2</p> <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>DTS/DPF 1.2</p> <p>Land division does not involve the creation of public roads.</p> |
| <p>PO 1.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 1.3</p> <p>Land division creates less than 10 allotments.</p> |
| <p>PO 1.4</p> <p>Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 1.4</p> <p>Land division creates less than 10 allotments and/or does not involve the creation of public roads.</p> |
| <p>PO 1.5</p> <p>Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 1.5</p> <p>Land division does not create or rely on fire tracks.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| <p>PO 1.6</p> <p>Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF1.6</p> <p>Land division is not located within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or does not create 10 or more new allotments.</p> |
| <p>Vehicle Access - Roads, Driveways and Fire Tracks</p> | |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 2.1</p> <p>Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 2.1</p> <p>Any proposed new roads are not within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or</p> <ul style="list-style-type: none"> a) are constructed with a formed, all-weather surface b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road d) have a minimum formed road width of 6m e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> i. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

Procedural Matters (PM) - Referrals

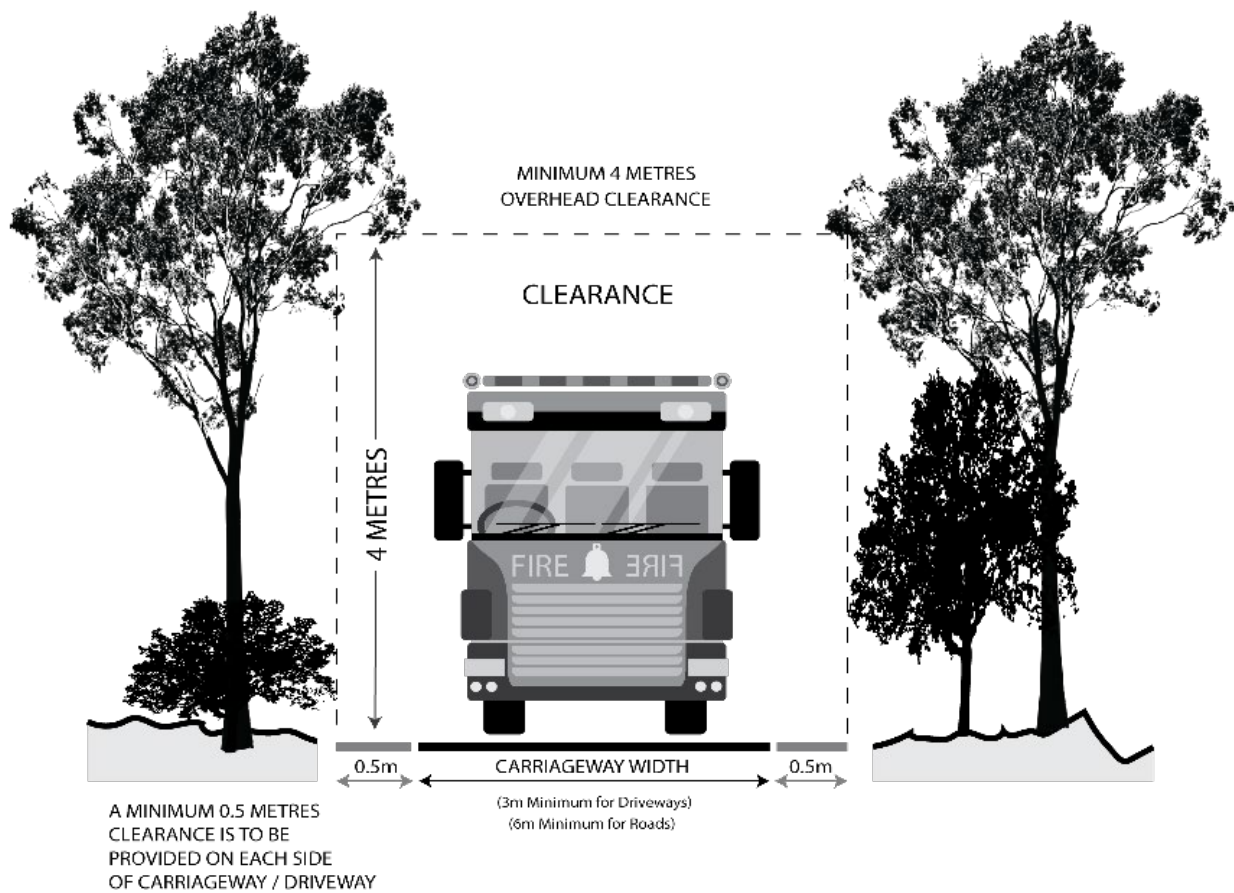
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

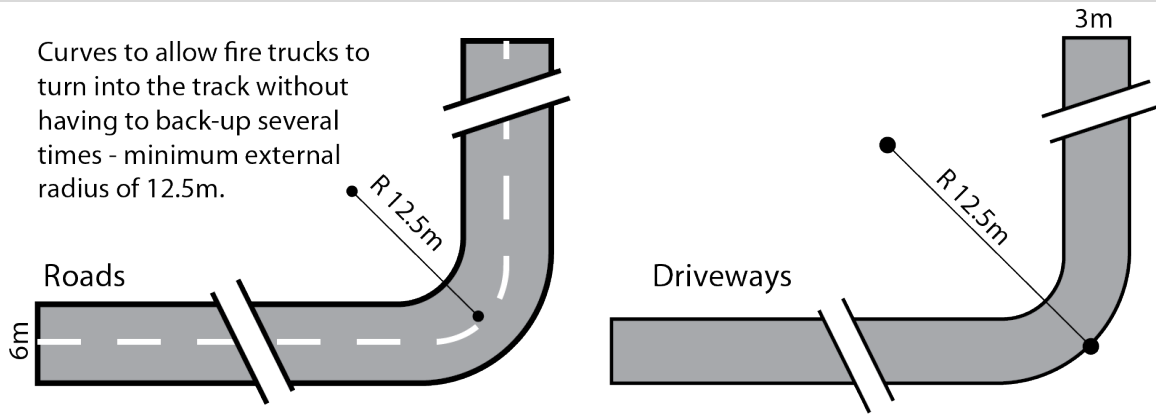


Figure 3 - Full Circle Turning Area

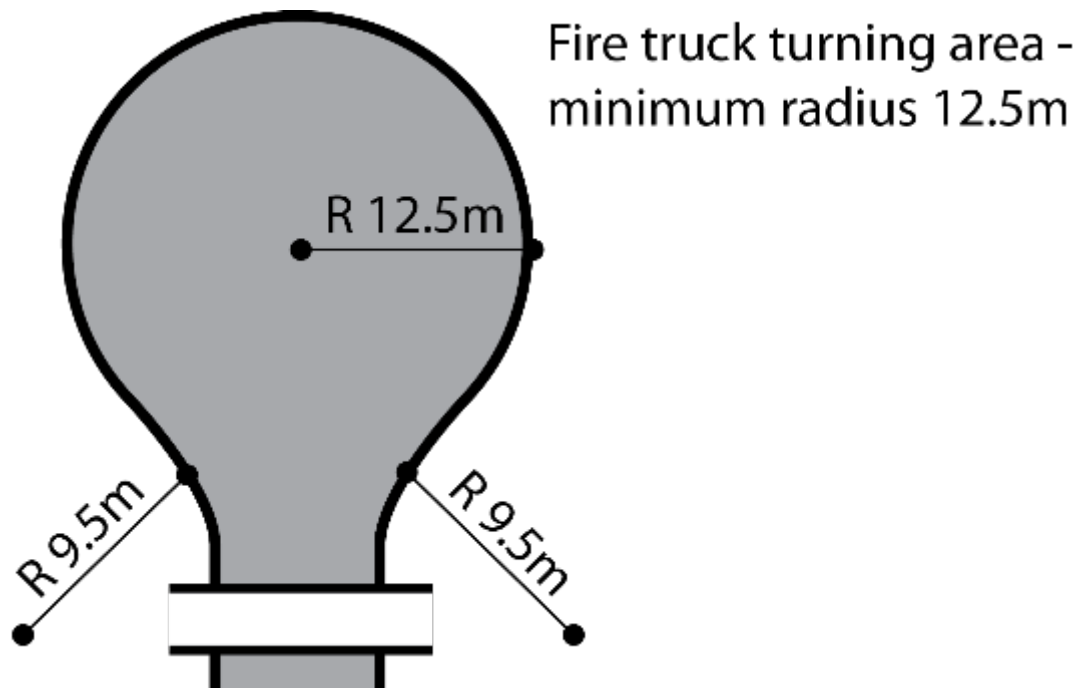
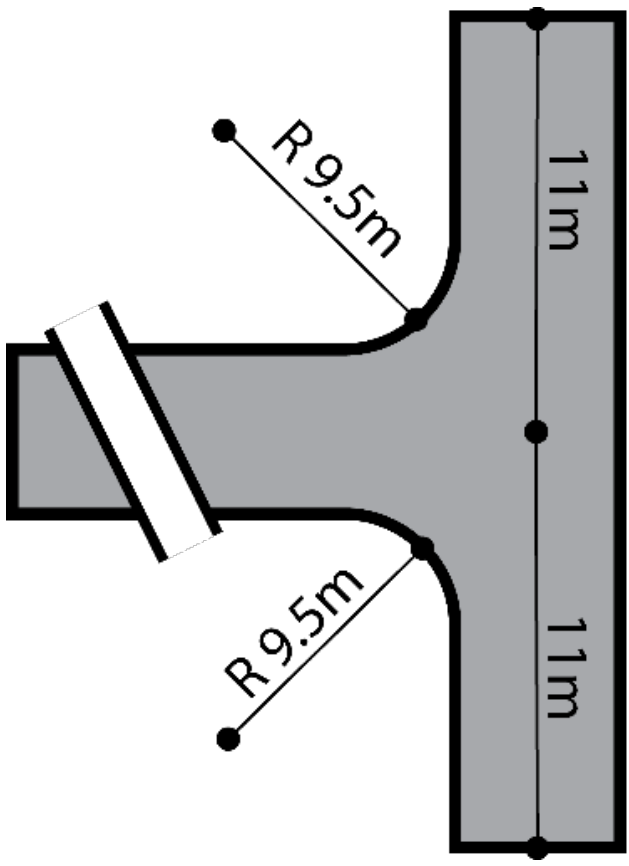
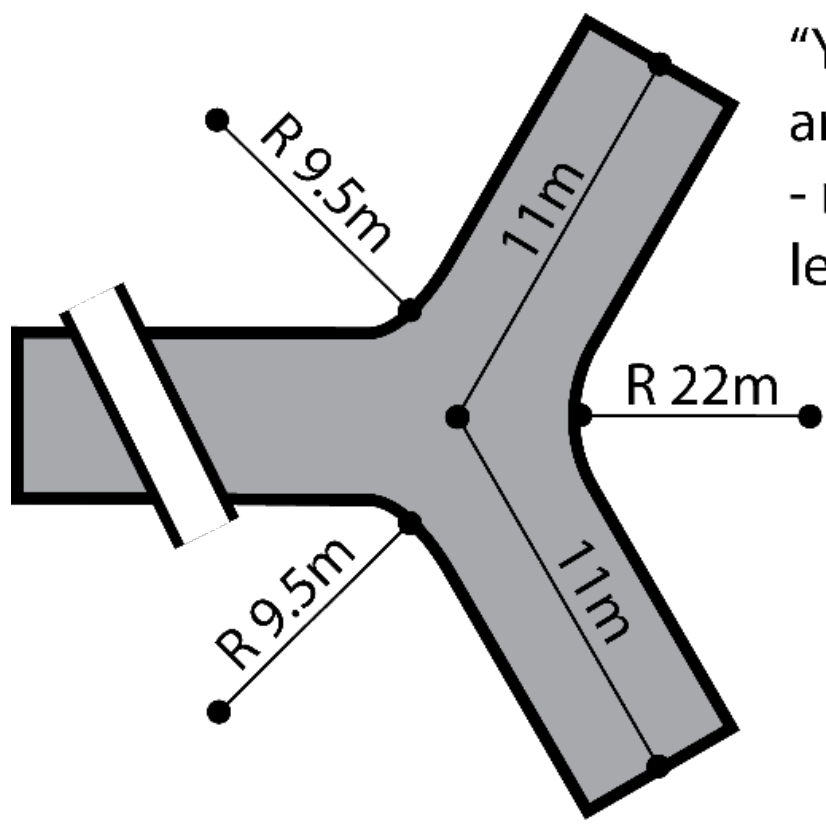


Figure 4 - 'T' or 'Y' Shaped Turning Head



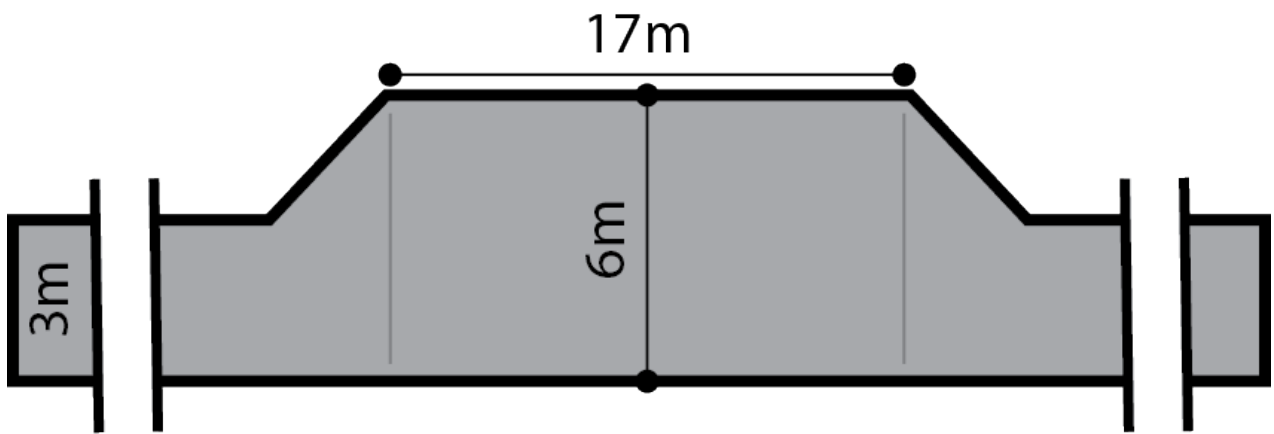
“T” shaped turning area for fire trucks to reverse into so they can turn around
 - minimum length 11m.



“Y” shaped turn around area
 - minimum length 11 metres.

Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



B6 Current Hazards (Bushfire – Outback) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development is located to minimise the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Habitable Buildings | |
| <p>PO 1.1</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 1.1</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zones(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> a) the asset protection zone has a minimum width of at least 50 metres b) the asset protection zone is contained wholly within the allotment of the development. |
| Vehicle Access - Roads and Driveways | |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| <p>PO 2.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ol style="list-style-type: none"> 1. access, operation and evacuation of fire-fighting vehicles and emergency personnel 2. evacuation of residents, occupants and visitors | <p>DTS/DPF 2.1</p> <p>Roads:</p> <ol style="list-style-type: none"> 1. are constructed with a formed, all-weather surface 2. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road 3. have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road 4. have a minimum formed road width of 6m 5. provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) 6. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) 7. incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ol style="list-style-type: none"> 1. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or 2. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) 8. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

PO 2.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- a) access, operation and evacuation of fire-fighting and emergency personnel
- b) evacuation of residents, occupants and visitors.

DTS/DPF 2.2

Access is in accordance with (a) or (b):

- a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road
- b) driveways:
 - i. do not exceed 600m in length
 - ii. are constructed with a formed, all-weather surface
 - iii. are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
 - iv. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
 - v. have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
 - vi. have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - vii. incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
 - viii. provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - ix. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
 - x. allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---------------------|---|
| | <p>or by incorporating at the end of the driveway either:</p> <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) <p>xi. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |

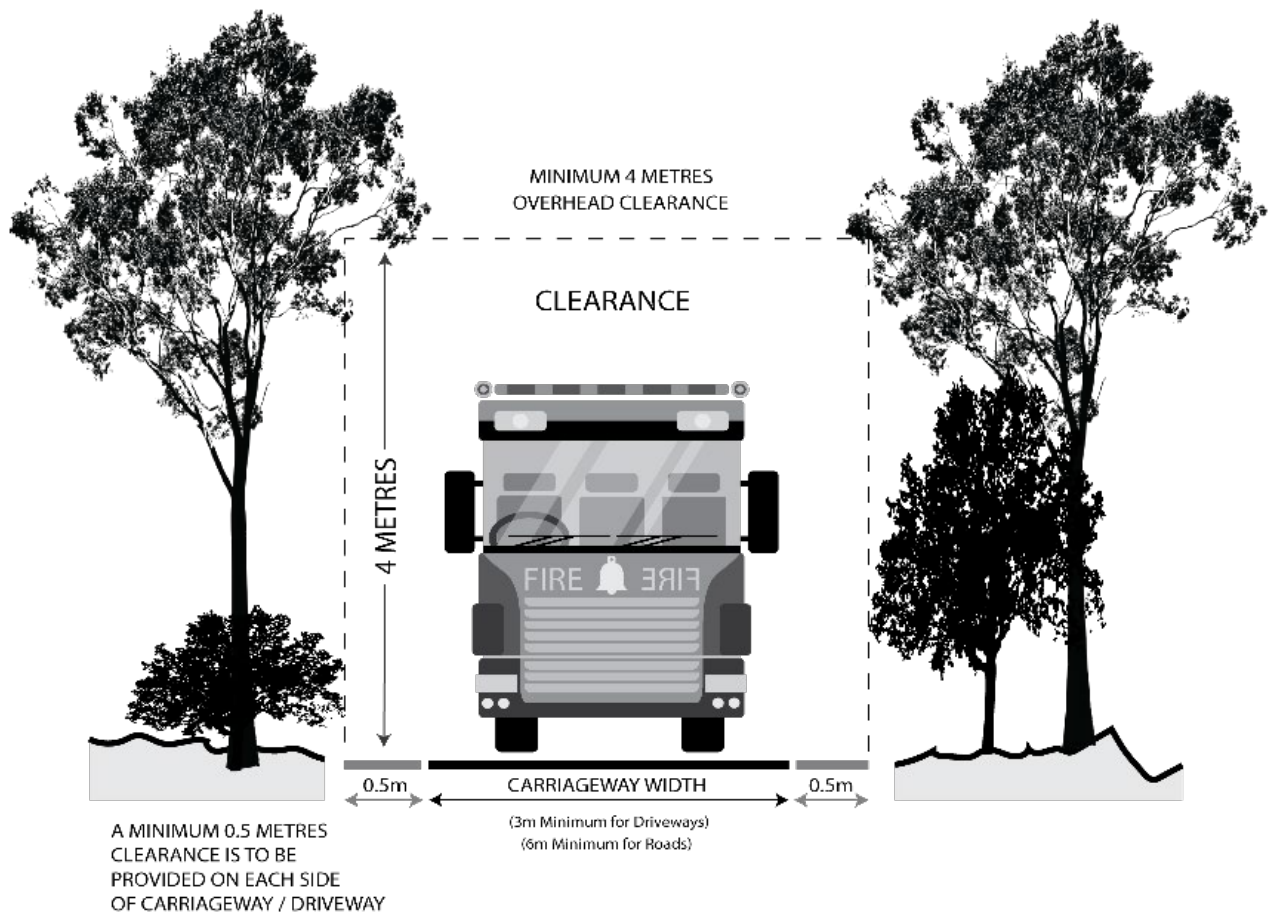
Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

| |
|---|
| Fire Appliance Clearances |
| Figure 1 - Overhead and Side Clearances |



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

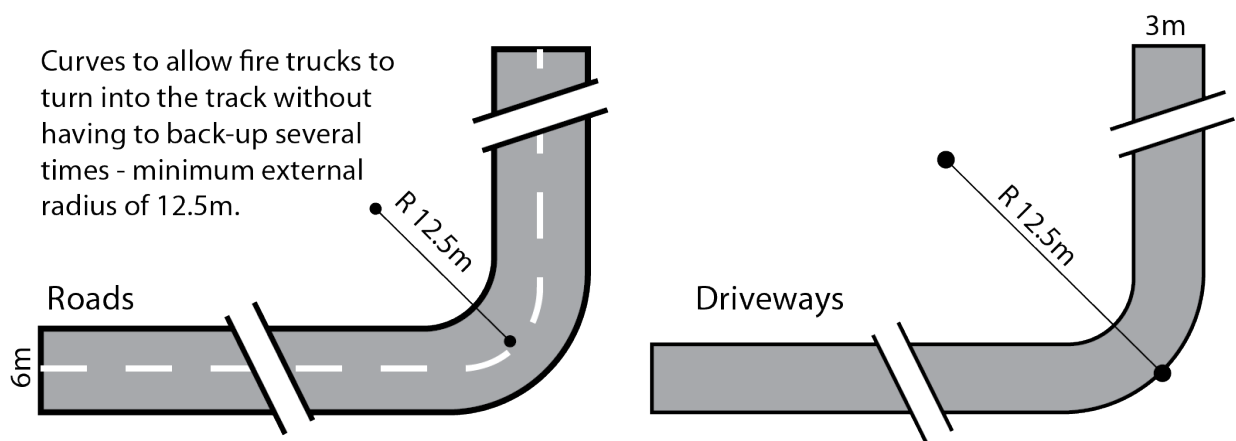
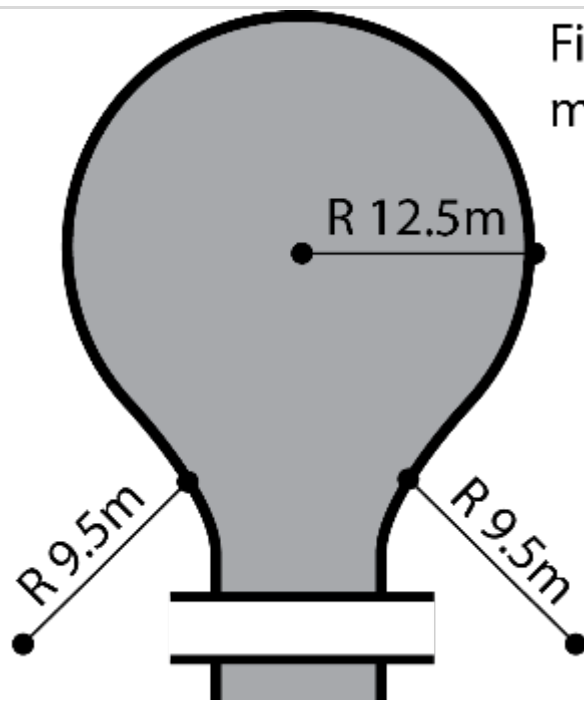
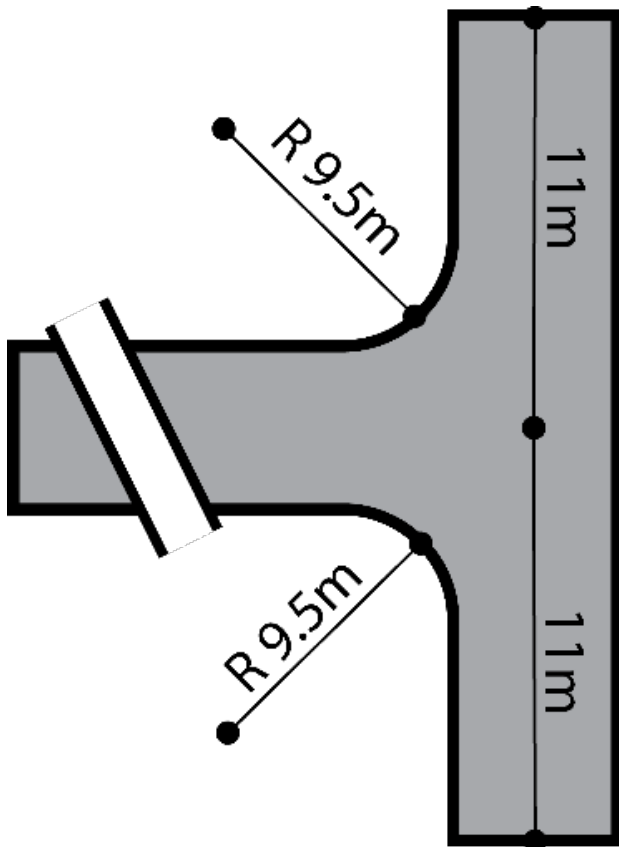


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.

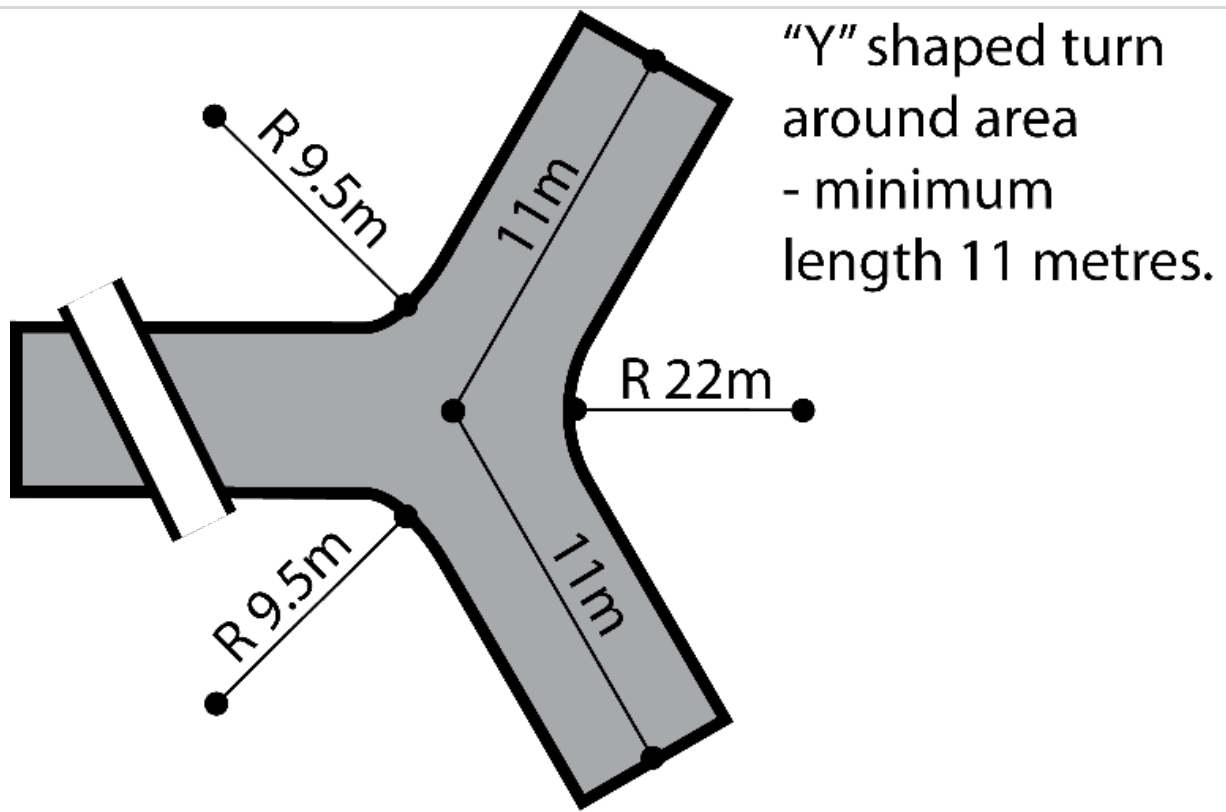
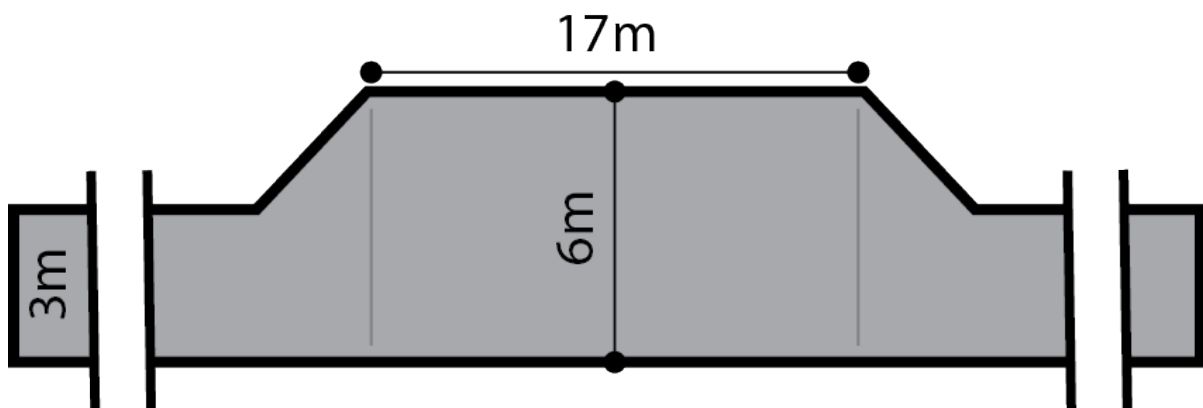


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



B7 Current Hazards (Bushfire – Regional) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| <p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| Built Form | |
| <p>PO 2.1</p> <p>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| <p>PO 2.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers', accommodation) in the event of bushfire.</p> | <p>DTS/DPF 2.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p> |
| Habitable Buildings | |
| <p>PO 3.1</p> <p>To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| <p>PO 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p> | <p>DTS/DPF 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> i. 50 metres to unmanaged grasslands ii. 100 metres to hazardous bushland vegetation b) the asset protection zone is contained wholly within the allotment of the development. |
| <p>PO 3.3</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes.</p> | <p>DTS/DPF 3.3</p> <p>Development has a dedicated water supply available at all times for fire-fighting purposes:</p> <ul style="list-style-type: none"> a) comprising a minimum of 5000 litres b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s). |
| Land Division | |
| <p>PO 4.1</p> <p>Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |
| <p>PO 4.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| <p>PO 4.4</p> <p>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 4.4</p> <p>None are applicable.</p> |
| <p>Vehicle Access - Roads and Driveways</p> | |
| <p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> a) are constructed with a formed, all-weather surface b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road d) have a minimum formed road width of 6m e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> i. a turning area with a minimum formed surface radius of 12.5m (Figure 3) or ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

PO 5.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- b) evacuation of residents, occupants and visitors.

DTS/DPF 5.2

Access is in accordance with (a) or (b):

- a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road
- b) driveways:
 - i. do not exceed 600m in length
 - ii. are constructed with a formed, all-weather surface
 - iii. are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
 - iv. have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
 - v. have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
 - vi. have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - vii. incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
 - viii. provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - ix. allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
 - x. allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| | <p>or by incorporating at the end of the driveway either:</p> <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) <p>xi. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 5.3</p> <p>None are applicable.</p> |

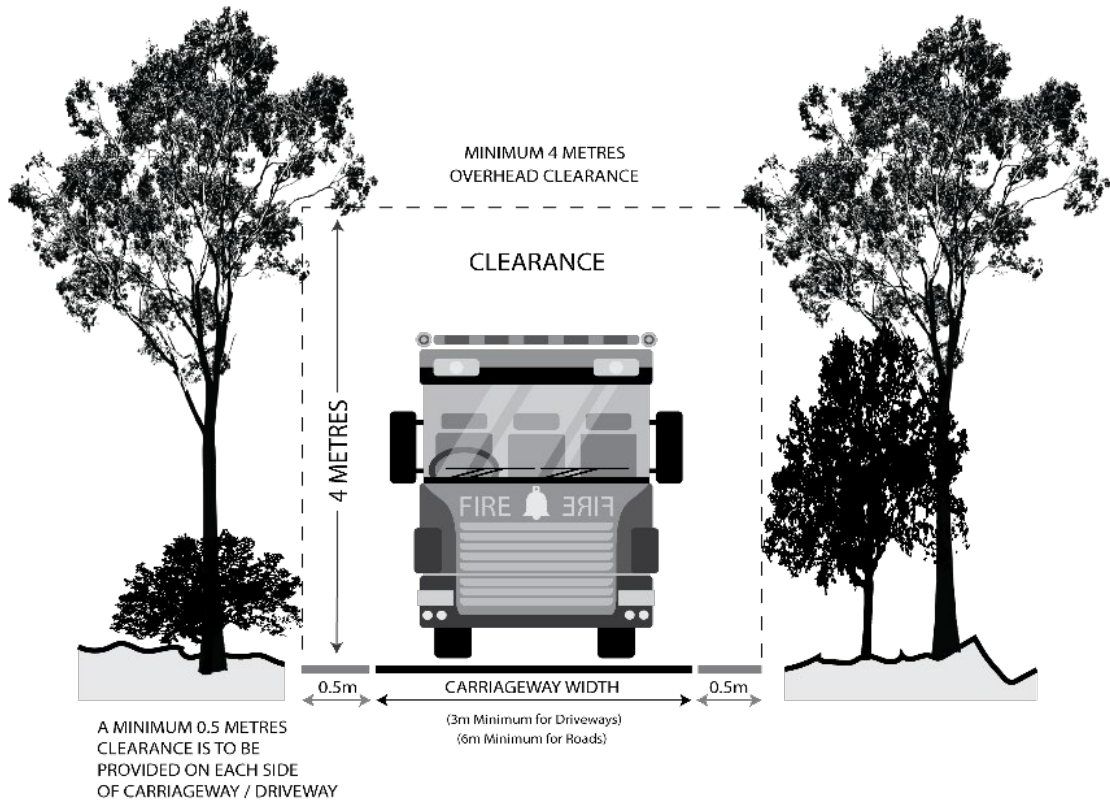
Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

| |
|---|
| Fire Appliance Clearances |
| Figure 1 - Overhead and Side Clearances |



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

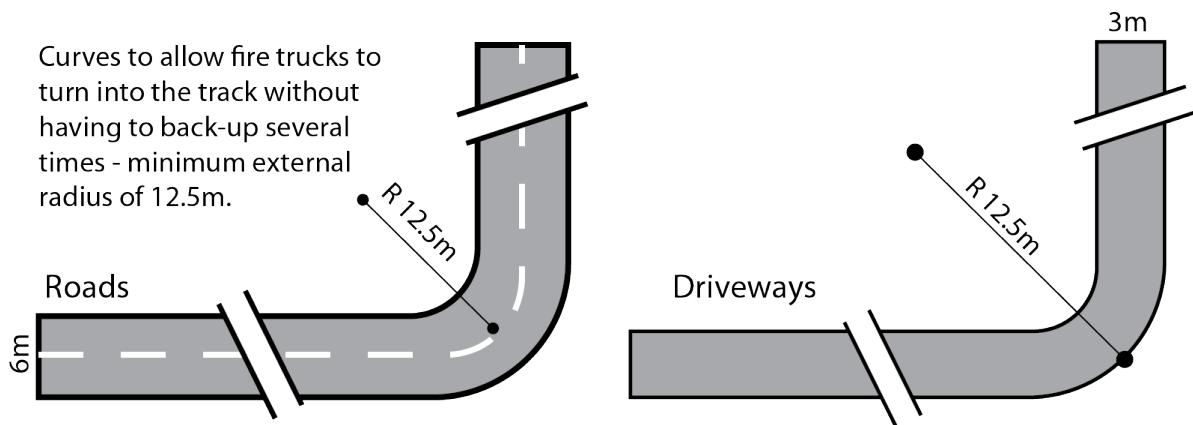
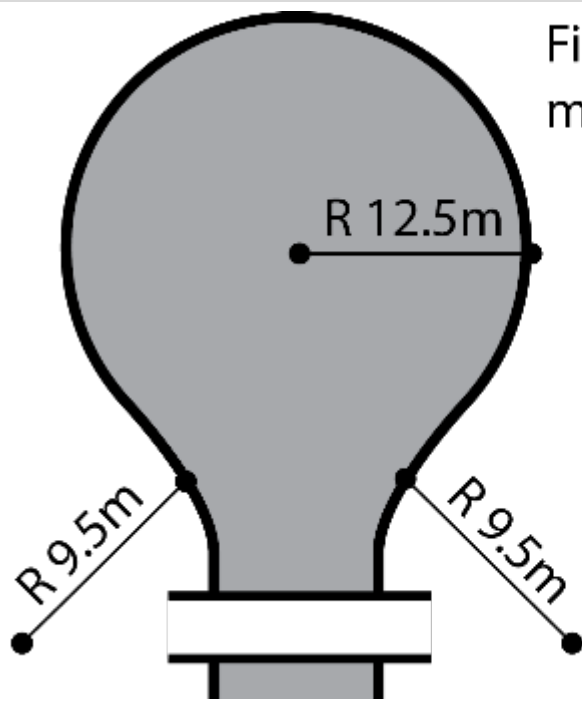
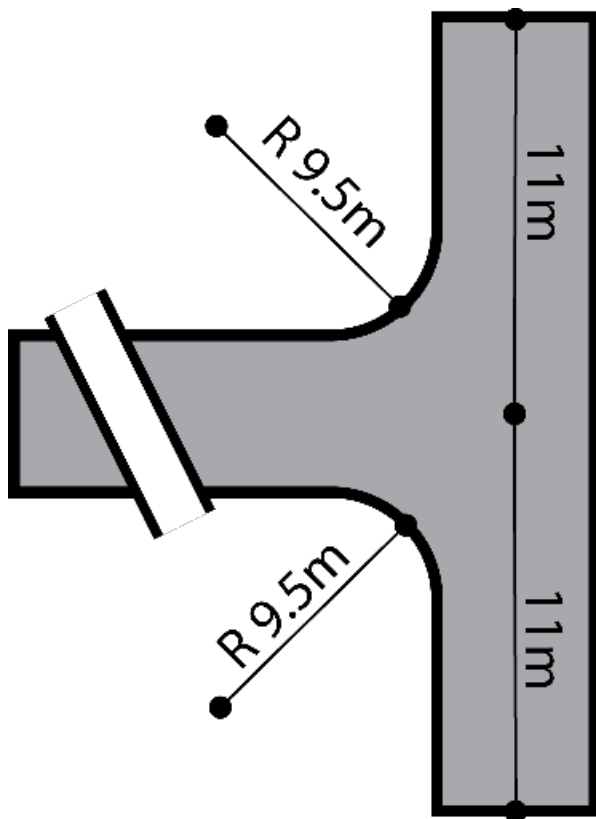


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.

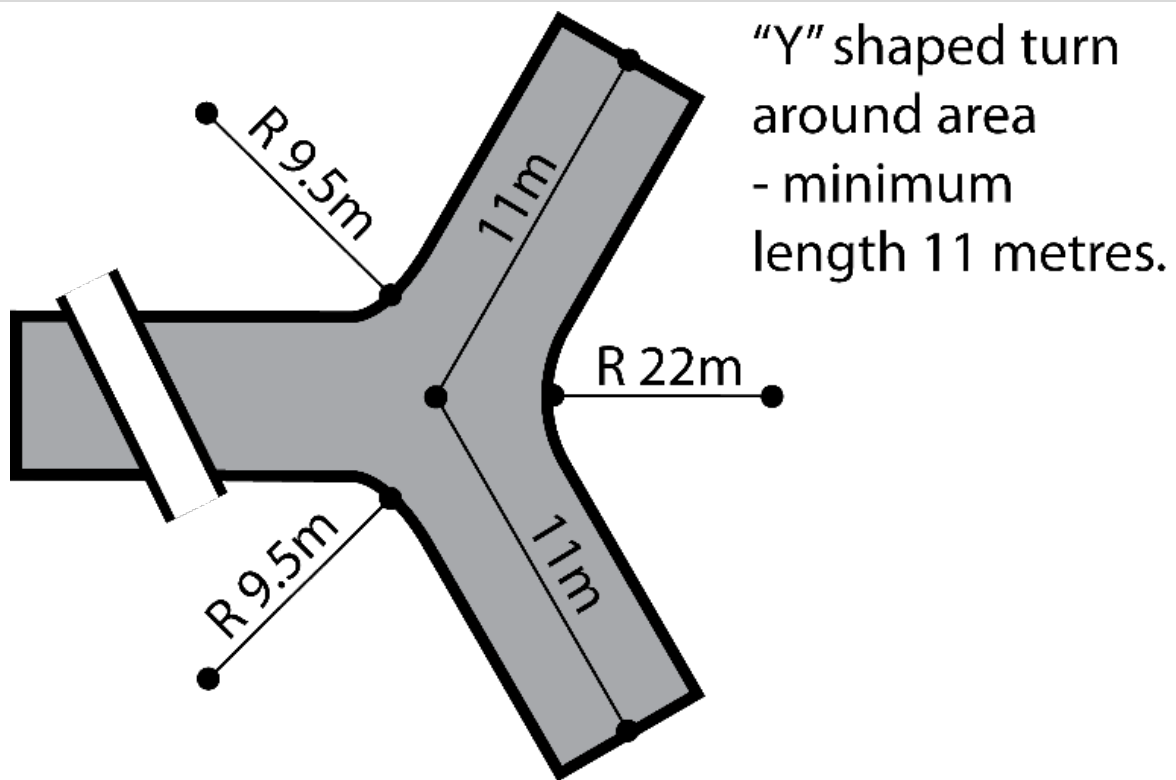
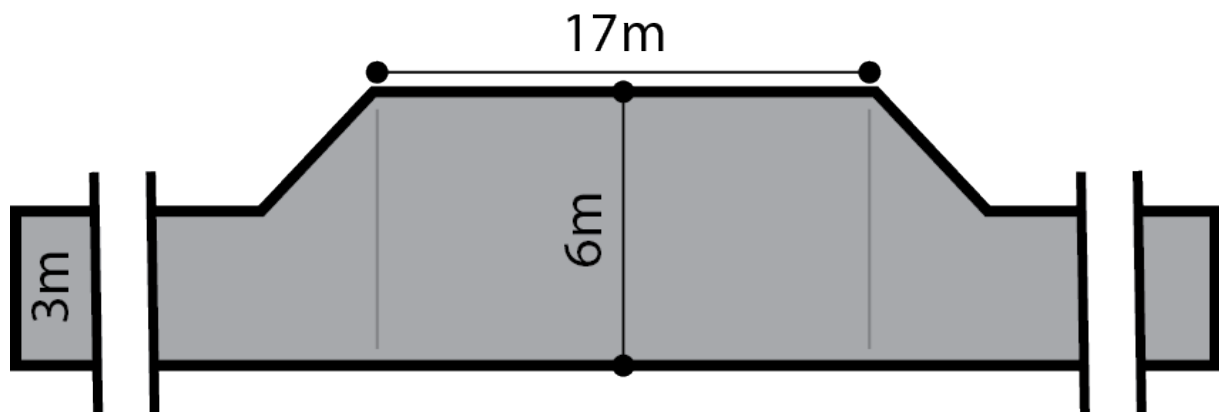


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



B8 Current Hazards (Bushfire) Overlay Policy Comparison

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|---|---------------------|---|---------------------|---|---------------------|---|---------|
| Desired Outcomes | | Desired Outcomes | | Desired Outcomes | | Desired Outcomes | |
| <p>DO 1 - Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change b) high levels and exposure to ember attack c) impact from burning debris d) radiant heat e) likelihood and direct exposure to flames from a fire front. <p>DO 2 - Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.</p> <p>DO 3 - To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> | | <p>DO 1 - Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.</p> <p>DO 2 - To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> | | <p>DO 1 - Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.</p> <p>DO 2 - To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> | | <p>DO 1 - Development is located to minimise the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.</p> <p>DO 2 -To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> | |
| PO | DTS/DPF | PO | DTS/DPF | PO | DTS/DPF | PO | DTS/DPF |
| Land Use | | | | | | | |
| Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or reflection of light is not located in areas of unacceptable bushfire risk. | None are applicable | - | - | - | - | - | - |
| Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: | None are applicable | - | - | - | - | - | - |
| <ul style="list-style-type: none"> • are remote from or require extended periods of travel to reach safer locations • don't have a safe path of travel to safer locations. | | | | | | | |
| Siting | | | | | | | |
| Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | None are applicable | Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | None are applicable | Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | None are applicable | - | - |
| Built Form | | | | | | | |
| Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath | None are applicable | Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for | None are applicable | Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for | None are applicable | - | - |

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|---|---|---|---|---|---|--|---|
| the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | | trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | | trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | | | |
| Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. | Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. | Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. | - | - |
| Habitable Buildings | | | | | | | |
| To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | None are applicable | To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | None are applicable | To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | None are applicable | - | - |
| Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: - 50 metres to unmanaged grasslands - 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. | Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: - 50 metres to unmanaged grasslands - 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. | Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: - 50 metres to unmanaged grasslands - 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. | Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zones(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least 50 metres (b) the asset protection zone is contained wholly within the allotment of the development. |

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|---|---------------------|---|---------------------|---|---|---------|---|
| Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that: (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements (b) includes the provision of an all-weather hardstand area in a location that: - allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction - is no further than 6 metres from the dedicated water supply outlet(s) where required. | None are applicable | Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> | None are applicable | Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes. | Development has a dedicated water supply available at all times for fire-fighting purposes: (a) comprising a minimum of 5000 litres (b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s). | - | - |
| Land Division | | | | | | | |
| Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses. | None are applicable | - | - | - | - | - | - |
| Land division is designed and incorporates measures to minimise the danger of fire hazard risk to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | None are applicable | Land division is designed and incorporates measures to minimise the danger of fire hazard risk to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | None are applicable | Land division is designed to and incorporates measures to minimise the danger of fire hazard risk to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | None are applicable | - | - |
| Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided. | None are applicable | Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | None are applicable | Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | None are applicable | - | - |

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|---|---------------------|---|---------------------|---|---------------------|---------|---|
| Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | None are applicable | Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | None are applicable | Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | None are applicable | - | - |
| Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | None are applicable | Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | None are applicable | Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | None are applicable | - | - |

Vehicle Access - Roads and Driveways

| | | | | | | | |
|---|--|---|--|---|--|---|--|
| <p>Roads are designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Roads:</p> <p>(a) are constructed with a formed, all-weather surface</p> <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>- a turning area with a minimum formed surface radius of 12.5m (Figure 3)</p> <p>or</p> | <p>Roads are designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>evacuation of residents, occupants and visitors.</p> | <p>Roads:</p> <p>(a) are constructed with a formed, all-weather surface</p> <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>- a turning area with a minimum formed surface radius of 12.5m (Figure 3)</p> <p>or</p> | <p>Roads are designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Roads:</p> <p>(a) are constructed with a formed, all-weather surface</p> <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>- a turning area with a minimum formed surface radius of 12.5m (Figure 3)</p> <p>or</p> | <p>Roads are designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Roads:</p> <p>(a) are constructed with a formed, all-weather surface</p> <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>- a turning area with a minimum formed surface radius of 12.5m (Figure 3)</p> <p>or</p> |
|---|--|---|--|---|--|---|--|

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|--|--|---|--|---|--|---|--|
| | <p>- a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>- a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>- a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>- a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <p>(a) use, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Access is in accordance with (a) or (b):</p> <p>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road</p> <p>(b) driveways:</p> <ul style="list-style-type: none"> - do not exceed 600m in length - are constructed with a formed, all-weather surface - are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) - have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway - have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway - have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) - provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement | <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Access is in accordance with (a) or (b):</p> <p>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road</p> <p>(b) driveways:</p> <ul style="list-style-type: none"> - do not exceed 600m in length - are constructed with a formed, all-weather surface - are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) - have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway - have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway - have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) - provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement | <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Access is in accordance with (a) or (b):</p> <p>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road</p> <p>(b) driveways:</p> <ul style="list-style-type: none"> - do not exceed 600m in length - are constructed with a formed, all-weather surface - are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) - have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway - have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway - have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) - provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement | <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>Access is in accordance with (a) or (b):</p> <p>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road</p> <p>(b) driveways:</p> <ul style="list-style-type: none"> - do not exceed 600m in length - are constructed with a formed, all-weather surface - are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) - have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway - have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway - have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) - incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) - provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) |

| High Risk | | Medium Risk / General Risk | | Regional | | Outback | |
|---|---|---|---|---|---|---------|--|
| | <p>around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>- allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>- incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>- allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>- incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>- allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>- incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> | | <p>- allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>- allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>- incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | None are applicable | Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | None are applicable | Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | None are applicable | - | - |
| Referral | | | | | | | |
| Yes | | No | | No | | No | |

ATTACHMENT C – PROPOSED AMENDMENTS

Amendments to the Planning and Design Code

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, Version 2023.11 published on 3 August 2023. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

C1 Spatial Amendments (SAPPA)

- (1) Spatially remove the Hazards (Bushfire - High Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay from SAPPA.
- (2) Spatially apply the new Hazards (Bushfire) Overlay (including the values that are used to spatially define the High, Medium and General Bushfire Hazard Areas) in SAPPA, in accordance with the 'Bushfire – Proposed' layers shown in the online map viewer titled 'State-wide Bushfire Hazards Overlay Code Amendment - Draft Mapping for Consultation' at:
<https://plus.geodata.sa.gov.au/bushfire/index.html>
- (3) Amend the spatial extent of the, Hazards (Bushfire - Outback) Overlay and Hazards (Bushfire - Urban Interface) Overlay in SAPPA, in accordance with the 'Bushfire – Proposed' layers shown in the online map viewer titled 'State-wide Bushfire Hazards Overlay Code Amendment - Draft Mapping for Consultation' at: <https://plus.geodata.sa.gov.au/bushfire/index.html>

C2 Process for updating overlays in SAPPA

Amend the following section of **Part 1 – Rules of Interpretation** of the Code in accordance with the following:

Drafting Notes:

Black text = existing text

Green text = New text

Ministerial determinations

- (1) Pursuant to section 71(e) of the Act and subject to subclause (2), the Minister may alter the spatial application of the overlays referred to in column 1 of the table set out at the end of this clause if the Minister is satisfied that the alteration is an update described in column 2 of the table.
- (2) An alteration under subclause (1) may take effect by:
 - (a) the Minister publishing or specifying a new map or maps that satisfy any requirements specified by the Chief Executive or Commission under section 49 or 51 of the Act; and
 - (b) the Minister ensuring that the map or maps will form part of the SA planning data base; and
 - (c) the Minister ensuring that notification of the alteration is:
 - (i) published on the SA planning portal; and
 - (ii) included in the table in Part 13.

Table

| Overlay | Nature of Updates |
|---|--|
| Advertising Near Signalised Intersections | The overlay may be updated due to the creation, alteration or removal of a signalised intersection on a State Maintained Road. |
| Future Local Road Widening | The overlay may be updated due to a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. <i>Note: The Minister should consider not using this process if the change is due to a council seeking road widening in 2 or more locations.</i> |
| Future Road Widening | The overlay may be updated due to: <ol style="list-style-type: none"> (a) an update to the Metropolitan Adelaide Road Widening Plan; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Hazards (Bushfire) | The overlay may be updated due to: <ol style="list-style-type: none"> (a) a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive; or (b) a new plan of division deposited in the Land Titles Office that creates 10 or more additional allotments in the overlay and the land division application is consistent with all the criteria published on the SA Planning Portal by the Chief Executive. |
| Hazards (Bushfire - Outback) | The overlay may be updated due to a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive. |

| Overlay | Nature of Updates |
|--|--|
| Hazards (Bushfire - Urban Interface) | The overlay may be updated due to a change in vegetation hazard, as applied in accordance with the <i>Bushfire Hazard Mapping Methodology</i> published on the SA planning portal by the Chief Executive. |
| Hazards (Flooding) | The overlay may be updated due to new flood study data acquired by the Chief Executive. |
| Hazards (Flooding - Evidence Required) | The overlay may be updated due to new flood study data acquired by the Chief Executive. |
| Hazards (Flooding - General) | The overlay may be updated due to new flood study data acquired by the Chief Executive. |
| Heritage Adjacency | <p>The overlay may be updated due to:</p> <ul style="list-style-type: none"> (a) a change to the application of the <i>Local Heritage Place Overlay</i> or the <i>State Heritage Place Overlay</i> because of the creation, alteration or removal of a parcel containing a heritage item; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Key Outback and Rural Routes | <p>The overlay may be updated due to:</p> <ul style="list-style-type: none"> (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Key Railway Crossings | The overlay may be updated due to the creation, alteration or removal of a railway crossing on a State Maintained Road. |
| Major Urban Transport Routes | <p>The overlay to be updated due to:</p> <ul style="list-style-type: none"> (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Non-stop Corridors | <p>The overlay to be updated due to:</p> <ul style="list-style-type: none"> (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Traffic Generating Development | The overlay may be updated due to the creation, alteration or removal of a major urban transport route or an urban transport route. |
| Urban Transport Routes | <p>The overlay may be updated due to:</p> <ul style="list-style-type: none"> (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |

C3 Policy Amendments

- (1) In **Part 3 – Overlays**, delete the Hazards (Bushfire - High Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay, Hazards (Bushfire - Regional) Overlay and Hazards (Bushfire - General Risk) Overlay in their entirety.
- (2) In **Part 3 – Overlays** insert, the following '**Hazards (Bushfire) Overlay**' immediately after the '**Hazards (Acid Sulfate Soils) Overlay**'.

Key

Red: Applies to High Bushfire Hazard Area only

Green: New policy (combination from 3 overlays)

Black: Existing policy from Hazards (General) and Hazards (Medium) Overlays (includes some refinement)

Hazards (Bushfire) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development, including land division is sited and designed in a manner that mitigates the threat and impact of bushfires on life and property and responds to the relevant level of bushfire risk taking into account the following risk factors: <ol style="list-style-type: none">(a) potential for uncontrolled bushfire and increased frequency and intensity of bushfire events as a result of climate change(b) potential exposure and level of ember attack(c) impact from burning debris(d) radiant heat(e) potential exposure to flames from a fire front. |
| DO 2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO 3 | To facilitate safer access for emergency service vehicles to aid the protection of lives and assets from bushfire danger, including occupants and firefighters. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use | |
| <p>PO 1.1</p> <p>Development in a High Bushfire Hazard Area that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.</p> | <p>DTS/DPF 1.1</p> <p>The site of the development is not located in a High Bushfire Hazard Area.</p> |
| <p>PO 1.2</p> <p>Pre-schools, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that:</p> <ul style="list-style-type: none"> (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations. | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>Habitable buildings are designed and sited to minimise the threat, impact, and potential exposure to bushfires on life and property.</p> | <p>DTS/DPF 1.3</p> <p>The site of the development is not located in a High Bushfire Hazard Area.</p> |
| Non-Habitable Buildings | |
| <p>PO 2.1</p> <p>Non habitable walled buildings and structures are sited and constructed of materials that minimise the threat of fire spread to habitable buildings, tourist</p> | <p>DTS/DPF 2.1</p> <p>Non-habitable walled buildings and structures are sited no closer than 6m to a habitable building.</p> |

| | |
|--|---|
| <p>accommodation and buildings for at risk communities in the event of bushfire.</p> | |
| <p>PO 2.2</p> <p>Verandahs, carports and other open structures are sited and constructed of materials that minimise the threat of fire spread to habitable buildings, tourist accommodation and buildings for at risk communities in the event of bushfire.</p> | <p>DTS/DPF 2.2</p> <p>Verandahs, carports and other open structures:</p> <ul style="list-style-type: none"> (a) are sited no closer than 6m to a habitable building or (b) are sited within 6m of a habitable building and are: <ul style="list-style-type: none"> (i) set back at least 6m from any outbuilding, walled ancillary structure or non-habitable building (ii) designed to be constructed entirely of metal and include permanently fixed metal gutter guards over all gutters. |
| <p>Habitable Buildings and Buildings for At Risk Communities</p> | |
| <p>PO 3.1</p> <p>To minimise the threat, impact and potential exposure to bushfires on life and property, habitable buildings, tourist accommodation and buildings for at risk communities are sited on the flatter portion of allotments away from steep slopes.</p> | <p>DTS/DPF 3.1</p> <p>The site of a habitable building, tourist accommodation or buildings for at risk communities and all land within a radius equal to the distance of the asset protection zone required under DTS/DPF 3.2 (below) has an average slope of not more than 6 degrees (1-in-9.5) and a maximum slope of not more than 20 degrees(1-in-5).</p> <p>Or</p> <p>The application includes a <u>Certified BAL Declaration</u> that supports the proposed siting arrangement.</p> |
| <p>PO 3.2</p> | <p>DTS/DPF 3.2</p> |

Habitable buildings, tourist accommodation and buildings for at risk communities are sited away from vegetated areas that pose an unacceptable bushfire risk.

Habitable buildings, tourist accommodation and buildings for at risk communities are located within an existing asset protection zone in accordance with (a) and (b):

- (a) the asset protection zone has a minimum width of at least:
 - (i) 50m to unmanaged grasslands
 - (ii) 100m to hazardous bushland vegetation or
 - (iii) the application includes a Certified BAL Declaration that supports a lesser width
- (b) where located in a **High Bushfire Hazard Area**, the asset protection zone is contained wholly within the allotment of the development.

PO 3.3

Habitable buildings have access to an area capable of accommodating an on-site water supply that is available to the fire authority for fire-fighting purposes at all times, to minimise fire spreading to buildings during a bushfire, as appropriate to the:

- (a) potential source and intensity of a bushfire
- (b) size of the allotment on which the building is located
- (c) availability of mains water.

DTS/DPF 3.3

Sites for habitable buildings include a designated area capable of accommodating an on-site water supply in accordance with **Table 1**, below:

Table 1: Dedicated Area for Water Supply

| Bushfire Hazard Area | Allotment Size | Minimum Area Required | |
|---------------------------|--------------------|---|---|
| | | Connected to Mains Water | Not Connected to Mains Water |
| General or Medium | Any | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m |
| High and assessed as BAL- | <500m ² | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m |

| | | | | |
|--|--|--|---|---|
| | 12.5 or BAL-19 | 500m ² to <1500m ² | 5m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| | | ≥1500m ² | 7m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| | High and assessed as BAL-29, BAL-40 or BAL-FZ | <500m ² | 7m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| | | ≥500m ² | 12m ² and a minimum width of 4m | 12m ² and a minimum width of 4m |
| | <p>Note: Standards for fire-fighting fittings and required fire-fighting equipment are contained in <i>Ministerial Building Standard MBS 008 – Designated bushfire prone area – additional requirements</i> and are assessed at building consent.</p> | | | |
| <p>PO 3.4</p> <p>Habitable buildings, tourist accommodation and buildings for at risk communities in High Bushfire Hazard Areas provide for the safe and efficient access of fire-fighting vehicles to dedicated fire-fighting water supplies.</p> | <p>DTS/DPF 3.4</p> <p>The site of the development is not located in a High Bushfire Hazard Area.</p> <p>Or</p> <p>Where fire-fittings are required, development includes the provision of an all-weather hardstand area, capable of supporting a fire-fighting vehicle with a gross vehicle mass (GVM) of 21 tonnes in a location that:</p> <ul style="list-style-type: none"> (a) allows the fire-fighting vehicle to safely access the dedicated water supply and exit the site in a forward direction (b) is no further than 6m from the dedicated water supply outlet(s) (c) is at ground level and equal to or below the base of the dedicated water supply. | | | |

| | |
|---|---|
| <p>PO 3.5</p> <p>Buildings for at risk communities incorporate clear pathways to facilitate safe pedestrian movements from the site in emergency situations.</p> | <p>DTS/DPF 3.5</p> <p>Buildings for at risk communities incorporate a non-combustible pathway, with a minimum width of 1.5m, around the entire perimeter of the building.</p> |
| <p>PO 3.6</p> <p>Buildings for at risk communities are provided with at least two separate and safe exit points to enable multiple avenues of evacuation for residents, occupants and visitors in the event of a bushfire.</p> | <p>DTS/DPF 3.6</p> <p>Buildings for at risk communities are provided with at least 2 entry/exit driveway access points.</p> |
| <p>Built Form</p> | |
| <p>PO 4.1</p> <p>Buildings and structures are enclosed between ground level and the building floor level to reduce the potential for burning debris to be trapped underneath the building or structure.</p> | <p>DTS/DPF 4.1</p> <p>Buildings and structures (including extensions to buildings, buildings constructed on stilts, transportable buildings and decks) are enclosed between ground level and the building floor level above.</p> <p>Or</p> <p>The application includes a <u>Certified BAL Declaration</u> that supports the proposed design and construction method and confirms a BAL rating of BAL Low.</p> |
| <p>PO 4.2</p> <p>Buildings and structures are designed and configured to reduce the potential for burning debris to be trapped in or on the roof, underneath the floor, against the walls or in the corners of the buildings or structures.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |
| <p>Land Division</p> | |
| <p>PO 5.1</p> <p>Land division for habitable buildings, tourist accommodation and buildings for</p> | <p>DTS/DPF 5.1</p> |

| | |
|--|--|
| <p>at risk communities is limited to those zones that specifically envisage these land uses.</p> | <p>The site of the land division is not located within a High Bushfire Hazard Area.</p> |
| <p>PO 5.2</p> <p>Land division is designed and configured to minimise the danger of fire hazard on firefighters, residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 5.2</p> <p>None are applicable.</p> |
| <p>PO 5.3</p> <p>Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>DTS/DPF 5.3</p> <p>None are applicable.</p> |
| <p>PO 5.4</p> <p>Where 10 or more new allotments are proposed, land division includes more than one avenue of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 5.4</p> <p>Land division creates less than 10 allotments.</p> <p>Or</p> <p>Land division includes at least two separate and safe road exit points from the land division.</p> |
| <p>PO 5.5</p> <p>Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of firefighting.</p> | <p>DTS/DPF 5.5</p> <p>None are applicable.</p> |
| <p style="text-align: center;">Vehicle Access – Roads and Driveways</p> | |

PO 6.1

Roads are designed and constructed to facilitate the safe and effective:

- (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- (b) evacuation of residents, occupants and visitors.

DTS/DPF 6.1

Roads:

- (a) are constructed with a formed, all-weather surface
- (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
- (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road
- (d) have a minimum formed road width of 6m
- (e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)
- (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
- (g) incorporating cul-de-sac endings or dead end roads are provided with an alternative evacuation route and do not exceed 200m in length and the end of the road has either:
 - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or
 - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and

| | |
|---|--|
| | <p>minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 6.2</p> <p>Vehicle access to habitable buildings, tourist accommodation and buildings for <u>at risk communities</u> is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 6.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60m in length is available between the most distant part of the habitable building, tourist accommodation or building for at risk communities and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1- |

in-4.5)) plus 0.5m clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)

(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)

(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)

(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)

(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:

A. a loop road around the building

or

B. a turning area with a minimum radius of 12.5m (Figure 3)

or

C. a 'T' or 'Y' shaped turning area with a

| | |
|--|---|
| | <p>minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 6.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes.</p> | <p>DTS/DPF 6.3</p> <p>Development does not rely on the use of fire tracks for access and evacuation.</p> |

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

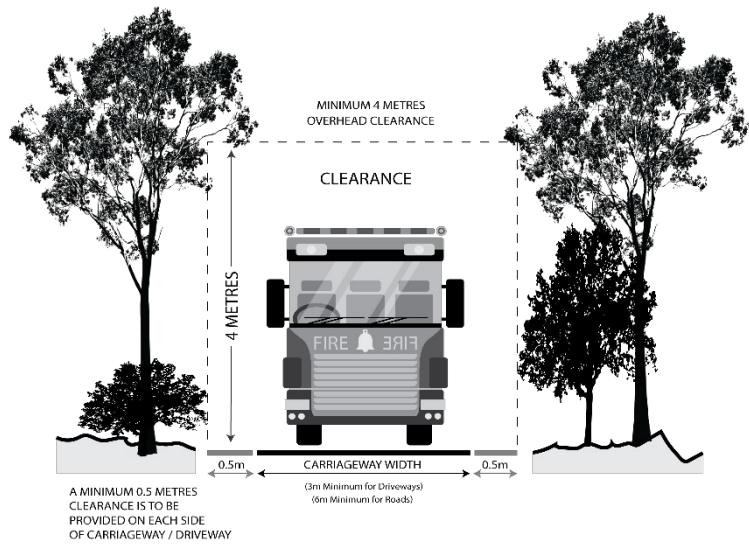
| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|--|
| <p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more) within a High Bushfire Risk Area:</p> | <p>South Australian Country Fire Service.</p> | <p>To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.</p> | <p>Development of a class to which Schedule 9 clause 3 item 2 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i> applies.</p> |

| | | | |
|---|--|--|--|
| (a) land division creating one or more additional allotments | | | |
| (b) dwelling | | | |
| (c) ancillary accommodation | | | |
| (d) residential flat building | | | |
| (e) tourist accommodation | | | |
| (f) boarding home | | | |
| (g) dormitory style accommodation | | | |
| (h) workers' accommodation | | | |
| (i) student accommodation | | | |
| (j) pre-school | | | |
| (k) educational establishment | | | |
| (l) retirement village | | | |
| (m) supported accommodation | | | |
| (n) residential park | | | |
| (o) hospital | | | |
| (p) campground. | | | |

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 – Road and Driveway Curves

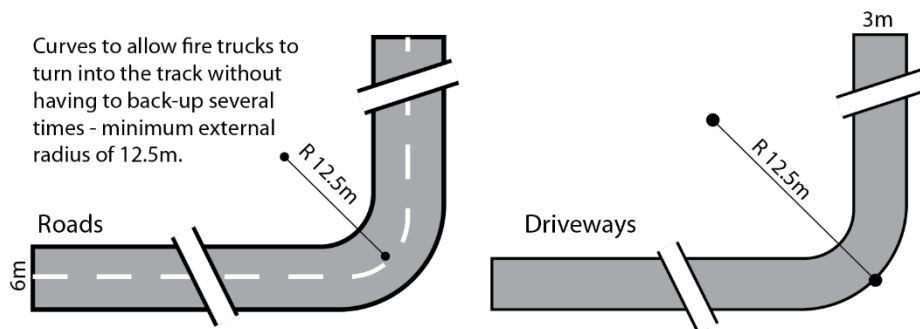


Figure 3 – Full Circle Turning Area

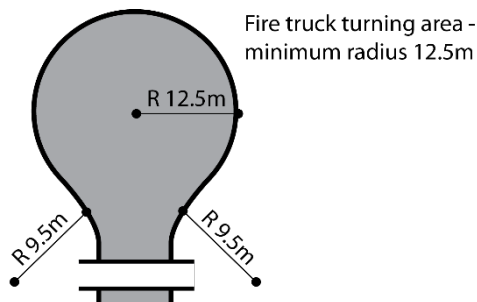


Figure 4 – 'T' or 'Y' Shaped Turning Head

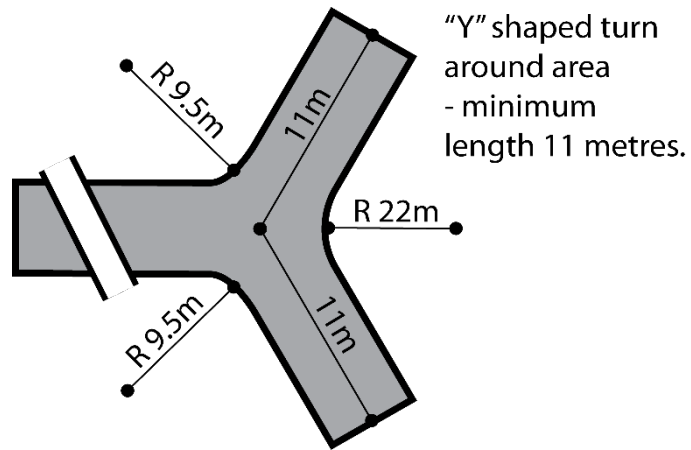
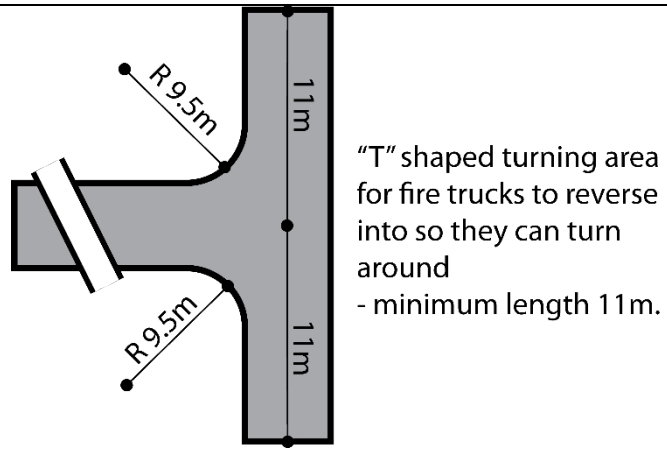
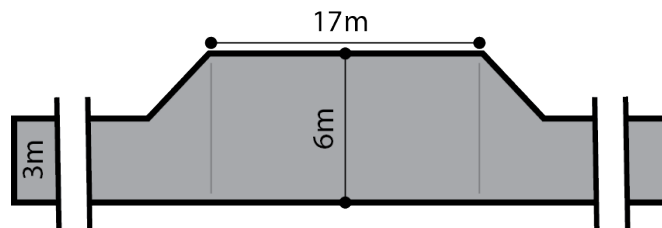


Figure 5 – Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



- (3) In **Part 3 – Overlays**, replace the ‘**Hazards (Bushfire – Urban Interface) Overlay**’ with the following ‘**Hazards (Bushfire – Urban Interface) Overlay**’.

Hazards (Bushfire – Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> (a) allow safer access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities | |
| <p>PO 1.1</p> <p>To minimise the threat, impact and potential exposure to bushfires on life and property, habitable buildings, tourist accommodation and buildings for <u>at risk communities</u>, which are located within 100m of the Hazards (Bushfire) Overlay, are sited away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | <p>DTS/DPF 1.1</p> <p>Habitable buildings, tourist accommodation and buildings for <u>at risk communities</u>, which are located within 100m of the Hazards (Bushfire) Overlay, are provided with an asset protection zone that has a minimum width of 50m and is contained wholly with the allotment of the development.</p> |
| PO 1.2 | DTS/DPF 1.2 |

Habitable buildings, which are located within 100m of the Hazards (Bushfire) Overlay, have access to an area capable of accommodating an on-site water supply that is available to the fire authority for fire-fighting purposes at all times, to minimise fire spreading to buildings during a bushfire, as appropriate to:

- (a) the potential source and intensity of a bushfire
- (b) the size of the allotment on which the building is located availability of mains water.

Sites for habitable buildings, which are located within 100m of the Hazards (Bushfire) Overlay, include a designated area capable of accommodating an on-site water supply in accordance with **Table 1**, below:

Table 1: Dedicated Area for Water Supply

| Bushfire Hazard Area | Allotment Size | Minimum Area Required | |
|---|--|---|---|
| | | Connected to Mains Water | Not Connected to Mains Water |
| General or Medium | Any | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m |
| High and assessed as BAL-12.5 or BAL-19 | <500m ² | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m |
| | 500m ² to <1500m ² | 5m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| | ≥1500m ² | 7m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| High and assessed as BAL-29, BAL-40 or BAL-FZ | <500m ² | 7m ² and a minimum width of 1.5m | 7m ² and a minimum width of 1.5m |
| | ≥500m ² | 12m ² and a minimum width of 4m | 12m ² and a minimum width of 4m |

Note: Standards for fire-fighting fittings and required fire-fighting equipment are contained in *Ministerial Building Standard MBS 008 – Designated bushfire prone area – additional requirements* and are assessed at building consent.

PO 1.3

Habitable buildings are designed and sited to minimise the threat, impact, and potential exposure to bushfires on life and property.

DTS/DPF 1.3

The site of the development is not located within 100m of the Hazards (Bushfire) Overlay.

PO 1.4

DTS/DPF 1.4

| | |
|---|---|
| <p>Buildings for <u>at risk communities</u> located within 100m of the Hazards (Bushfire) Overlay are provided with at least two separate and safe exit points to enable multiple avenues of evacuation for residents, occupants and visitors in the event of a bushfire.</p> | <p>Buildings for <u>at risk communities</u> located within 100m of the Hazards (Bushfire) Overlay are provided with at least 2 entry/exit driveway access points.</p> |
| <p>Built Form</p> | |
| <p>PO 2.1</p> <p>Buildings and structures located within 100m of the Hazards (Bushfire) Overlay are enclosed between ground level and the building floor level to reduce the potential for burning debris to be trapped underneath the building or structure.</p> | <p>DTS/DPF 2.1</p> <p>Buildings and structures located within 100m of the Hazards (Bushfire) Overlay (including extensions to buildings, buildings constructed on stilts, transportable buildings and decks) are enclosed between ground level and the building floor level above.</p> |
| <p>PO 2.2</p> <p>Buildings and structures located within 100m of the Hazards (Bushfire) Overlay are designed and configured to reduce the potential for burning debris to be trapped in or on the roof, underneath the floor, against the walls or in the corners of the buildings or structures.</p> | <p>DTS/DPF 2.2</p> <p>Buildings and structures located within 100m of the Hazards (Bushfire) Overlay are designed and sited in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) have a footprint that is square or rectangular in shape (b) do not incorporate valleys in the roof design. |
| <p>PO 2.3</p> <p>Buildings, which are for <u>at risk communities</u> and located within 100m of the Hazards (Bushfire) Overlay, are provided with at least two separate and safe exit points to enable multiple avenues of evacuation for residents, occupants and visitors in the event of a bushfire.</p> | <p>DTS/DPF 2.3</p> <p>Buildings for <u>at risk communities</u> are located more than 100m from the Hazards (Bushfire) Overlay.</p> |

| | |
|--|---|
| <p>PO 2.4</p> <p>Non habitable walled buildings and structures located within 100m of the Hazards (Bushfire) Overlay are sited and constructed of materials that minimise the threat of fire spread to habitable buildings, tourist accommodation and buildings for <u>at risk communities</u> in the event of bushfire.</p> | <p>DTS/DPF 2.4</p> <p>Non-habitable walled buildings and structures located within 100m of the Hazards (Bushfire) Overlay are sited no closer than 6m to a habitable building.</p> |
| <p>PO 2.5</p> <p>Verandahs, carports and other open structures located within 100m of the Hazards (Bushfire) Overlay are sited and constructed of materials that minimise the threat of fire spread to habitable buildings, tourist accommodation and buildings for <u>at risk communities</u> in the event of bushfire.</p> | <p>DTS/DPF 2.5</p> <p>Verandahs, carports and other open structures located within 100m of the Hazards (Bushfire) Overlay:</p> <ul style="list-style-type: none"> (a) are sited no closer than 6m to a habitable building or (b) are sited within 6m of a habitable building and are: <ul style="list-style-type: none"> (i) set back at least 6m from any outbuilding, walled ancillary structure or non-habitable building (ii) designed to be constructed entirely of metal and include permanently fixed metal gutter guards over all gutters. |
| <p>Land Division</p> | |
| <p>PO 4.13.1</p> <p>Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.</p> | <p>DTS/DPF 4.13.1</p> <p>Land division creates less than 10 allotments and/or does not involve the creation of public roads.</p> |
| <p>PO 4.23.2</p> | <p>DTS/DPF 4.23.2</p> |

| | |
|--|---|
| <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p> | <p>Land division does not involve the creation of public roads.</p> |
| <p>PO 1.33.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 1.33.3</p> <p>Land division creates less than 10 allotments.</p> |
| <p>PO 1.43.4</p> <p>Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 1.43.4</p> <p>Land division creates less than 10 allotments and/or does not involve the creation of public roads.</p> |
| <p>PO 1.53.5</p> <p>Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 1.53.5</p> <p>Land division does not create or rely on fire tracks.</p> |
| <p>PO 1.63.6</p> <p>Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire – General Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay or Hazards (Bushfire – High Risk) Overlay Hazard (Bushfire) Overlay located within 100m of the Hazards (Bushfire) Overlay is designed and incorporates measures</p> | <p>DTS/DPF 1.63.6</p> <p>Land division is not located within 100m of a Hazards (Bushfire – General Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay or Hazards (Bushfire – High Risk) Overlay the Hazards (Bushfire) Overlay or does not create 10 or more new allotments.</p> |

to minimise the danger of fire hazard to **firefighters**, residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.

Vehicle Access – Roads, Driveways and Fire Tracks

PO **2.14.1**

Roads that are located within 100m of ~~a Hazards (Bushfire – General Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay or Hazards (Bushfire – High Risk) Overlay~~ the **Hazards (Bushfire) Overlay** are designed and constructed to facilitate the safe and effective:

- (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- (b) evacuation of residents, occupants and visitors.

DTS/DPF **2.14.1**

~~Any proposed new roads are not within 100m of a Hazards (Bushfire – General Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay or Hazards (Bushfire – High Risk) Overlay~~ or **Roads are not located within 100m of the Hazards (Bushfire) Overlay**

Or

Roads:

- (a) are constructed with a formed, all-weather surface
- (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
- (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road
- (d) have a minimum formed road width of 6m
- (e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)
- (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing

| | |
|---|---|
| | <p>the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided with an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)</p> <p>or</p> <p>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 4.2</p> <p>Where vehicle access to habitable buildings, tourist accommodation and buildings for at risk communities is located within 100m of the Hazards (Bushfire) Overlay, it is designed and constructed to facilitate the safe and effective:</p> <p>(a) use, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>DTS/DPF 4.2</p> <p>Access is not located within 100m of the Hazards (Bushfire) Overlay</p> <p>Or</p> <p>Access is in accordance with (a) or (b):</p> <p>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60m in length is available between the most distant part of the habitable building, tourist accommodation or building for at risk communities and the nearest part of a formed public access road</p> <p>(b) driveways:</p> <p>(i) do not exceed 600m in length</p> <p>(ii) are constructed with a formed, all-weather surface</p> |

- (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
- (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
- (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
- (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5m clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
- (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
- (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
- (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
- (x) allow fire-fighting vehicles to safely enter and exit an

| | |
|--|---|
| | <p>allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 4.3</p> <p>Development located within 100m of the Hazards (Bushfire) Overlay does not rely on fire tracks as means of evacuation or access for fire-fighting purposes.</p> | <p>DTS/DPF 4.3</p> <p>Development is located more than 100m from the Hazards (Bushfire) Overlay.</p> |

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

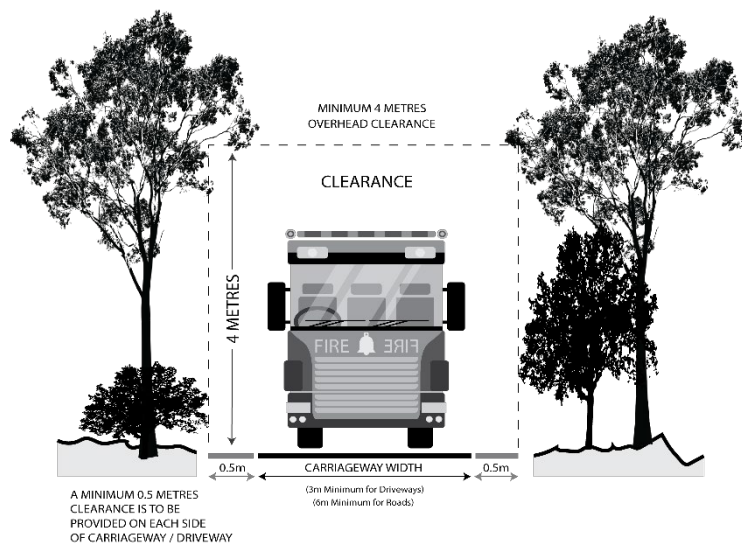
| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
|---------------------------------|---------------|---------------------|---------------------|

| | | | |
|---|---|--|---|
| <p>None Except if a <u>relevant certificate</u> accompanies the application for planning consent in respect of the development, land division creating one or more additional allotments within 100 metres of a High Bushfire Risk Area, as defined in the Hazards (Bushfire) Overlay.</p> | <p>None South Australian Country Fire Service.</p> | <p>None To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.</p> | <p>None Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p> |
|---|---|--|---|

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 – Road and Driveway Curves

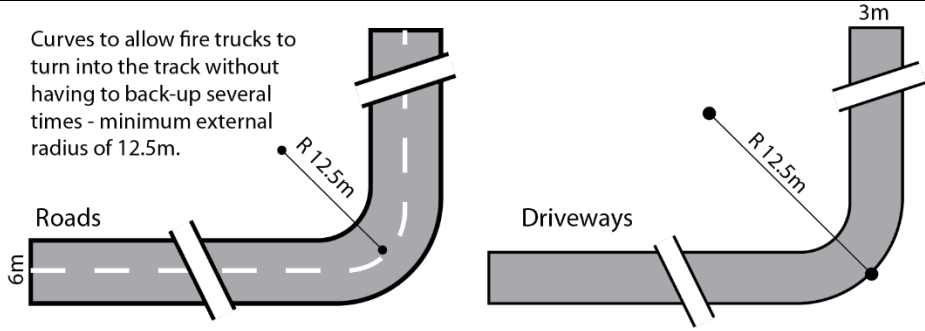


Figure 3 – Full Circle Turning Area

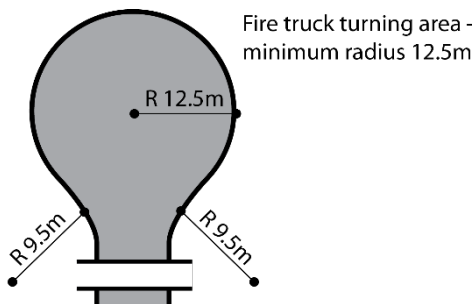
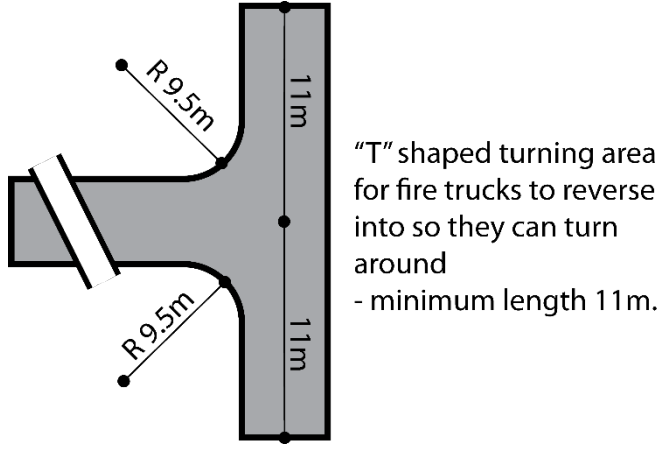


Figure 4 – ‘T’ or ‘Y’ Shaped Turning Head



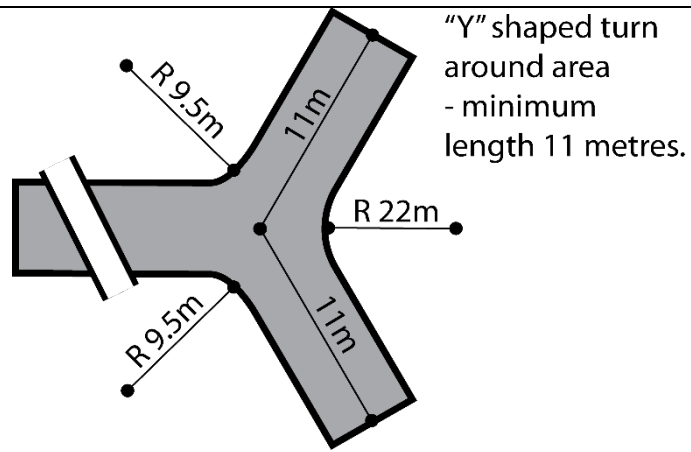
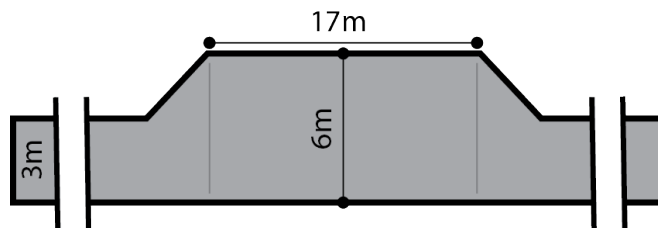


Figure 5 – Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



- (a) In Part 3 – Overlays, replace the ‘Hazards (Bushfire – Outback) Overlay’ with the following ‘Hazards (Bushfire – Outback) Overlay’.

Hazards (Bushfire – Outback) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development is located to minimise the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate safer access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities | |
| <p>PO 1.1</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is To minimise the threat, impact and potential exposure to bushfires on life and property, habitable buildings, tourist accommodation and buildings for <u>at risk communities</u> are</p> | <p>DTS/DPF 1.1</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zones(s) in accordance with (a) and (b):</p> <p>a) the asset protection zone has a minimum width of at least 50 metres</p> <p>b) the asset protection zone is contained wholly within the allotment of the development.</p> <p>Habitable buildings, tourist accommodation and buildings for <u>at risk communities</u> are provided with an asset protection zone, which has a minimum width of 50m and is contained wholly with the allotment of the development</p> |

| <p>sited away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p> | | | | | | | | | |
|--|---|---|-----------------------|--|--------------------------|------------------------------|-----|---|---|
| <p>PO 1.2</p> <p>Habitable buildings have access to an area capable of accommodating an on-site water supply that is available to the fire authority for fire-fighting purposes at all times, to minimise fire spreading to buildings during a bushfire, as appropriate to:</p> <ol style="list-style-type: none"> 1. the potential source and intensity of a bushfire 2. the size of the allotment on which the building is located 3. availability of mains water. | <p>DTS/DPF 1.2</p> <p>Sites for habitable buildings include a designated area capable of accommodating an on-site water supply in accordance with Table 1, below:</p> <p>Table 1: Dedicated Area for Water Supply</p> <table border="1" data-bbox="660 683 1292 981"> <thead> <tr> <th rowspan="2">Allotment Size</th> <th colspan="2">Minimum Area Required</th> </tr> <tr> <th>Connected to Mains Water</th> <th>Not Connected to Mains Water</th> </tr> </thead> <tbody> <tr> <td>Any</td> <td>2.5m² and a minimum width of 1m</td> <td>5m² and a minimum width of 1.5m</td> </tr> </tbody> </table> <p>Note: Standards for fire-fighting fittings and required fire-fighting equipment are contained in <i>Ministerial Building Standard MBS 008 – Designated bushfire prone area – additional requirements</i> and are assessed at building consent.</p> | Allotment Size | Minimum Area Required | | Connected to Mains Water | Not Connected to Mains Water | Any | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m |
| Allotment Size | Minimum Area Required | | | | | | | | |
| | Connected to Mains Water | Not Connected to Mains Water | | | | | | | |
| Any | 2.5m ² and a minimum width of 1m | 5m ² and a minimum width of 1.5m | | | | | | | |
| <p>PO 1.3</p> <p>Buildings for <u>at risk communities</u> are provided with at least two separate and safe exit points to enable multiple avenues of evacuation for residents, occupants and visitors in the event of a bushfire.</p> | <p>DTS/DPF 1.3</p> <p>Buildings for <u>at risk communities</u> are provided with at least 2 entry/exit driveway access points.</p> | | | | | | | | |
| <p>Vehicle Access – Roads and Driveways</p> | | | | | | | | | |
| <p>PO 2.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> | <p>DTS/DPF 2.1</p> <p>Roads:</p> <ol style="list-style-type: none"> (a) are constructed with a formed, all-weather surface | | | | | | | | |

| | |
|---|--|
| <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p> | <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads are provided with an alternative evacuation route and do not exceed 200m in length and the end of the road has either:</p> <p>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or</p> <p>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 2.2</p> <p>Access Vehicle access to habitable buildings, tourist</p> | <p>DTS/DPF 2.2</p> <p>Access is in accordance with (a) or (b):</p> |

accommodation and buildings for at risk communities is designed and constructed to facilitate the safe and effective:

- (a) ~~access~~ use, operation and evacuation of fire-fighting and emergency personnel
- (b) evacuation of residents, occupants and visitors.

- (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60m in length is available between the most distant part of the habitable building, tourist accommodation or building for at risk communities and the nearest part of a formed public access road
- (b) driveways:
 - (i) do not exceed 600m in length
 - (ii) are constructed with a formed, all-weather surface
 - (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
 - (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
 - (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
 - (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
 - (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
 - (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)

| | |
|---|---|
| | <ul style="list-style-type: none"> (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| <p>PO 2.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes.</p> | <p>DTS/DPF 2.3</p> <p>Development does not rely on the use of fire tracks for access and evacuation.</p> |

Procedural Matters (PM) – Referrals

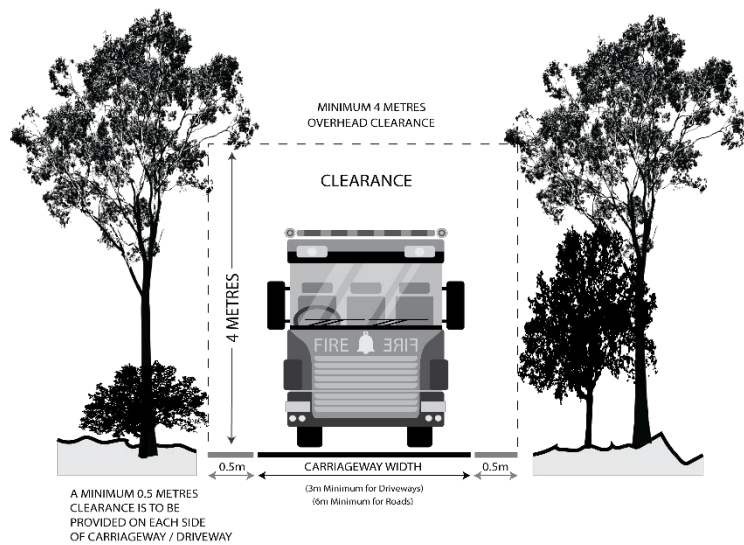
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
| None | None | None | None |

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 – Road and Driveway Curves

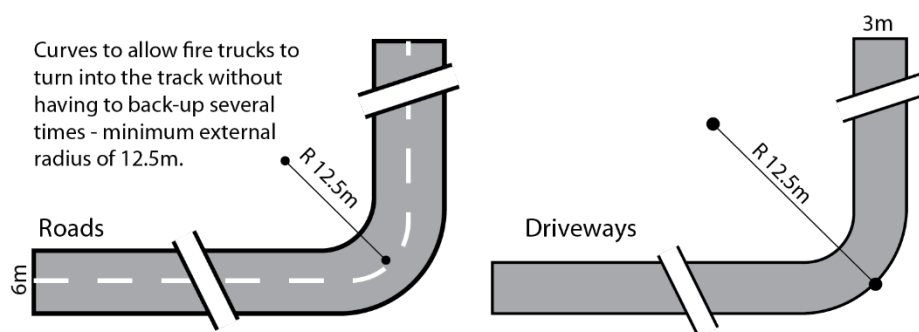


Figure 3 – Full Circle Turning Area

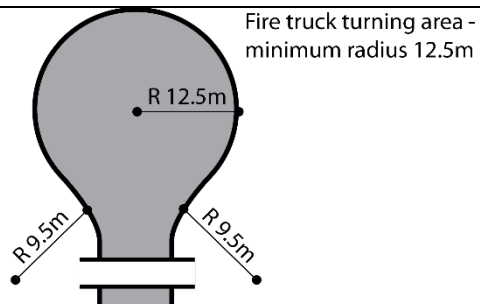


Figure 4 – ‘T’ or ‘Y’ Shaped Turning Head

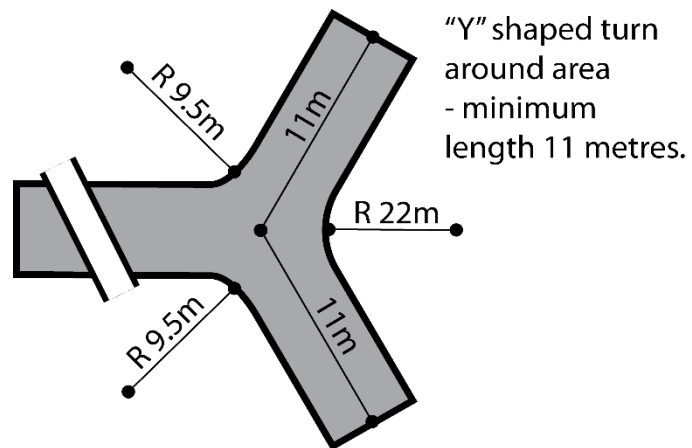
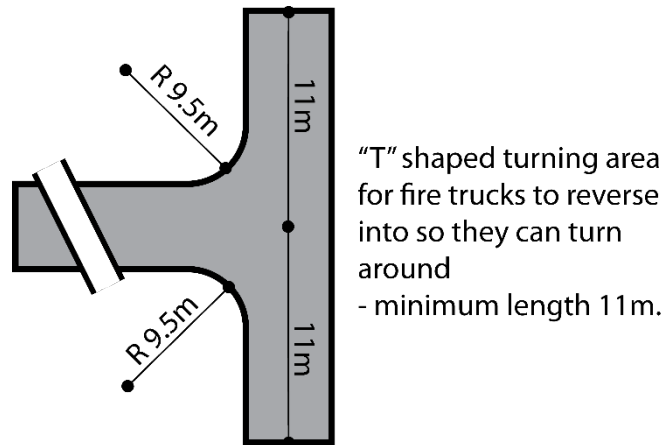
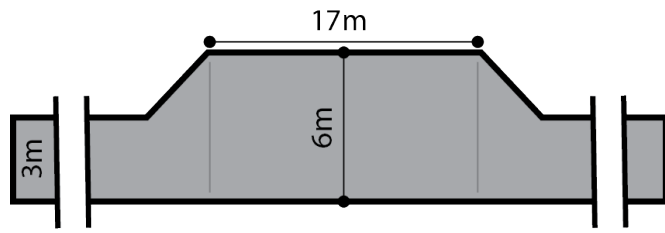


Figure 5 – Driveway Passing Bays

Passing bay for fire trucks - minimum width
6 metres, minimum length 17 metres.



C4 Part 2 – Zones and Sub Zones (classification tables)

The rules which set out how the Code's policies are applied are contained in classification tables of the Code's zones.

The following sets out the proposed changes to classification tables, detailing how the policies in the Bushfire overlays are proposed to be applied to different classes of development.

Table 1 - Accepted Development Classification

1. In Part 2 – Zones and Sub-Zones - Table 1 - Accepted Development Classification for the following zones, remove the reference to '*Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay*' in the 'Accepted Development Classification Criteria' for class of development '**Protective tree netting structure**' and replace it with '*or Hazards (Bushfire) Overlay*':
 - (a) Coastal Waters and Offshore Islands Zone
 - (b) Commonwealth Facilities Zone
 - (c) Community Facilities Zone
 - (d) Conservation Zone
 - (e) Deferred Urban Zone
 - (f) Hills Face Zone
 - (g) Open Space Zone
 - (h) Productive Rural Landscape Zone
 - (i) Recreation Zone
 - (j) Remote Areas Zone
 - (k) Resource Extraction Zone
 - (l) Rural Zone
 - (m) Rural Horticulture Zone
 - (n) Rural Living Zone

2. In Part 2 – Zones and Sub Zones - Table 1 - Accepted Development Classification insert (in numerical order) the following policy references in the 'Accepted Development Classification Criteria' for class of development '**Carport**':
 - X. Where the Hazards (Bushfire) Overlay applies:
 - (a) the carport is sited no closer than 6m to a habitable building:

or
 - (b) the carport is:
 - (i) sited within 6m of a habitable building;
 - (ii) set back at least 6m from any outbuilding, walled ancillary structure or non-habitable building;
 - (iii) designed to be constructed entirely of metal and include permanently fixed metal gutter guards over all gutters.

In the following zones:

 - (a) Business Neighbourhood Zone
 - (b) Caravan and Tourist Park Zone
 - (c) City Living Zone
 - (d) Deferred Urban Zone

- (e) General Neighbourhood Zone
- (f) Hills Neighbourhood Zone
- (g) Home Industry Zone
- (h) Housing Diversity Neighbourhood Zone
- (i) Master Planned Neighbourhood Zone
- (j) Master Planned Renewal Zone
- (k) Master Planned Township Zone
- (l) Neighbourhood Zone
- (m) Productive Rural Landscape Zone
- (n) Remote Areas Zone
- (o) Residential Park Zone
- (p) Rural Zone
- (q) Rural Aquaculture Zone
- (r) Rural Horticulture Zone
- (s) Rural Intensive Enterprise Zone
- (t) Rural Living Zone
- (u) Rural Neighbourhood Zone
- (v) Rural Settlement Zone
- (w) Rural Shack Settlement Zone
- (x) Strategic Innovation Zone
- (y) Suburban Business Zone
- (z) Suburban Neighbourhood Zone
- (aa) Tourism Development Zone
- (bb) Township Zone
- (cc) Township Neighbourhood Zone
- (dd) Urban Corridor (Business) Zone
- (ee) Urban Corridor (Living) Zone
- (ff) Urban Renewal Neighbourhood Zone
- (gg) Waterfront Neighbourhood Zone
- (hh) Workers Settlement Zone

3. In Part 2 – Zones and Sub Zones - Table 1 - Accepted Development Classification insert (in numerical order) the following policy references in the 'Accepted Development Classification Criteria' for class of development '**Verandah**':

X. Where the Hazards (Bushfire) Overlay applies:

(a) the verandah is sited no closer than 6m to a habitable building:

or

(b) the verandah is:

(i) sited within 6m of a habitable building;

(ii) set back at least 6m from any outbuilding, walled ancillary structure or non-habitable building;

(iii) designed to be constructed entirely of metal and include permanently fixed metal gutter guards over all gutters.

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone

- (c) City Living Zone
- (d) Deferred Urban Zone
- (e) Established Neighbourhood Zone
- (f) General Neighbourhood Zone
- (g) Hills Neighbourhood Zone
- (h) Home Industry Zone
- (i) Housing Diversity Neighbourhood Zone
- (j) Master Planned Neighbourhood Zone
- (k) Master Planned Renewal Zone
- (l) Master Planned Township Zone
- (m) Neighbourhood Zone
- (n) Productive Rural Landscape Zone
- (o) Remote Areas Zone
- (p) Residential Park Zone
- (q) Rural Zone
- (r) Rural Aquaculture Zone
- (s) Rural Horticulture Zone
- (t) Rural Intensive Enterprise Zone
- (u) Rural Living Zone
- (v) Rural Neighbourhood Zone
- (w) Rural Settlement Zone
- (x) Rural Shack Settlement Zone
- (y) Strategic Innovation Zone
- (z) Suburban Business Zone
- (aa) Suburban Neighbourhood Zone
- (bb) Tourism Development Zone
- (cc) Township Zone
- (dd) Township Neighbourhood Zone
- (ee) Urban Corridor (Business) Zone
- (ff) Urban Corridor (Living) Zone
- (gg) Urban Renewal Neighbourhood Zone
- (hh) Waterfront Neighbourhood Zone

4. In Part 2 – Zones and Sub Zones - Table 1 - Accepted Development Classification insert (in numerical order) the following policy references in the 'Accepted Development Classification Criteria' for class of development '**Outbuilding**':

X. Where the Hazards (Bushfire) Overlay applies:

(a) the outbuilding is sited no closer than 6m to a habitable building:

or

(b) the outbuilding is:

(i) sited within 6m of a habitable building;

(ii) set back at least 6m from any outbuilding, walled ancillary structure or non-habitable building;

(iii) designed to be constructed entirely of metal and include permanently fixed metal gutter guards over all gutters.

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) City Living Zone
- (d) Deferred Urban Zone
- (e) Established Neighbourhood Zone
- (f) General Neighbourhood Zone
- (g) Hills Neighbourhood Zone
- (h) Home Industry Zone
- (i) Housing Diversity Neighbourhood Zone
- (j) Master Planned Neighbourhood Zone
- (k) Master Planned Renewal Zone
- (l) Master Planned Township Zone
- (m) Neighbourhood Zone
- (n) Productive Rural Landscape Zone
- (o) Remote Areas Zone
- (p) Residential Park Zone
- (q) Rural Zone
- (r) Rural Aquaculture Zone
- (s) Rural Horticulture Zone
- (t) Rural Intensive Enterprise Zone
- (u) Rural Living Zone
- (v) Rural Neighbourhood Zone
- (w) Rural Settlement Zone
- (x) Rural Shack Settlement Zone
- (y) Strategic Innovation Zone
- (z) Suburban Business Zone
- (aa) Suburban Neighbourhood Zone
- (bb) Tourism Development Zone
- (cc) Township Zone
- (dd) Township Neighbourhood Zone
- (ee) Urban Corridor (Business) Zone
- (ff) Urban Corridor (Living) Zone
- (gg) Urban Renewal Neighbourhood Zone
- (hh) Waterfront Neighbourhood Zone
- (ii) Workers Settlement Zone

5. In Part 2 – Zones and Sub Zones - Table 1 - Accepted Development Classification for the following zones, remove the reference to ‘*a relevant overlay*’ in the ‘Accepted Development Classification Criteria for class of development ‘**Detached dwelling**’ and replace it with ‘*the Hazards (Bushfire) Overlay, Hazards (Bushfire – Urban Interface) Overlay or Hazards (Bushfire - Outback) Overlay*’:

- (a) Master Planned Neighbourhood Zone
- (b) Master Planned Township Zone

6. In Part 2 – Zones and Sub Zones - Table 1 - Accepted Development Classification for the Community Facilities Zone, remove the reference to ‘*Hazards (Bushfire - High Risk) Overlay*’ from the exceptions for ‘**Educational Facility**’ in the ‘Class of Development’ column and replace it with the ‘*Hazards (Bushfire) Overlay – High Bushfire Hazard Area*’.

Table 2 - Deemed-to-Satisfy Development Classification

1. In Part 2 – Zones and Sub Zones, Table 2 - Deemed-to-Satisfy Development Classification for all Code zones, remove reference to the *Hazards (Bushfire - High Risk) Overlay*, *Hazards (Bushfire - Medium Risk) Overlay*, *Hazards (Bushfire - Regional) Overlay* and *Hazards (Bushfire - General Risk) Overlay*, wherever they appear in Column 1 'Class of Development.
2. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Ancillary accommodation**':
 - (a) insert (in alphabetical order) the following policy references in the Overlay column:
 - Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3
 - Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4
 - Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1
 - Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3
 - Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2
 - Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3
 - Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3
 - (b) amend the reference to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1' in the Overlay column to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1'

In the following zones:

- (a) Business Neighbourhood Zone
- (b) City Living Zone
- (c) Established Neighbourhood Zone
- (d) General Neighbourhood Zone
- (e) Hills Neighbourhood Zone
- (f) Home Industry Zone
- (g) Housing Diversity Neighbourhood Zone
- (h) Master Planned Neighbourhood Zone
- (i) Master Planned Renewal Zone
- (j) Master Planned Township Zone
- (k) Neighbourhood Zone
- (l) Productive Rural Landscape Zone
- (m) Remote Areas Zone
- (n) Rural Zone
- (o) Rural Living Zone
- (p) Rural Neighbourhood Zone
- (q) Rural Settlement Zone
- (r) Suburban Business Zone
- (s) Suburban Neighbourhood Zone
- (t) Township Neighbourhood Zone
- (u) Township Zone
- (v) Urban Renewal Neighbourhood Zone
- (w) Waterfront Neighbourhood Zone

3. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Detached dwelling**':

(a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2

Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3

(b) amend the reference to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1' in the Overlay column to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1'

In the following zones:

- (a) Business Neighbourhood Zone
- (b) General Neighbourhood Zone
- (c) Home Industry Zone
- (d) Housing Diversity Neighbourhood Zone
- (e) Master Planned Neighbourhood Zone
- (f) Master Planned Renewal Zone
- (g) Master Planned Township Zone
- (h) Neighbourhood Zone
- (i) Remote Areas Zone
- (j) Rural Living Zone
- (k) Rural Neighbourhood Zone
- (l) Rural Settlement Zone
- (m) Suburban Neighbourhood Zone
- (n) Township Zone
- (o) Urban Renewal Neighbourhood Zone
- (p) Waterfront Neighbourhood Zone

4. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Dwelling addition**':

(a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2

Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3

- (b) amend the reference to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1' in the Overlay column to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1'

In the following zones:

- (a) Business Neighbourhood Zone
- (b) City Living Zone
- (c) Established Neighbourhood Zone
- (d) General Neighbourhood Zone
- (e) Hills Neighbourhood Zone
- (f) Home Industry Zone
- (g) Housing Diversity Neighbourhood Zone
- (h) Master Planned Neighbourhood Zone
- (i) Master Planned Renewal Zone
- (j) Master Planned Township Zone
- (k) Neighbourhood Zone
- (l) Productive Rural Landscape Zone
- (m) Remote Areas Zone
- (n) Residential Park Zone
- (o) Rural Zone
- (p) Rural Aquaculture Zone
- (q) Rural Horticulture Zone
- (r) Rural Intensive Enterprise Zone
- (s) Rural Living Zone
- (t) Rural Neighbourhood Zone
- (u) Rural Settlement Zone
- (v) Suburban Neighbourhood Zone
- (w) Township Neighbourhood Zone
- (x) Township Zone
- (y) Urban Neighbourhood Zone
- (z) Urban Renewal Neighbourhood Zone
- (aa) Waterfront Neighbourhood Zone

5. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Row dwelling**':

- (a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2

Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3

- (b) amend the reference to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1' in the Overlay column to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1'

In the following zones:

- (a) Business Neighbourhood Zone
- (b) General Neighbourhood Zone
- (c) Housing Diversity Neighbourhood Zone
- (d) Master Planned Neighbourhood Zone
- (e) Master Planned Renewal Zone
- (f) Master Planned Township Zone
- (g) Suburban Neighbourhood Zone
- (h) Urban Renewal Neighbourhood Zone
- (i) Waterfront Neighbourhood Zone

6. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Semi-detached dwelling**':

- (a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2

Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3

- (b) amend the reference to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1' in the Overlay column to 'Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1'

In the following zones:

- (a) Business Neighbourhood Zone
- (b) General Neighbourhood Zone
- (c) Housing Diversity Neighbourhood Zone
- (d) Master Planned Neighbourhood Zone
- (e) Master Planned Renewal Zone
- (f) Master Planned Township Zone
- (g) Neighbourhood Zone
- (h) Suburban Neighbourhood Zone
- (i) Township Zone

- (j) Urban Renewal Neighbourhood Zone
- (k) Waterfront Neighbourhood Zone

7. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development:

‘Dwelling or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies**
or
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust’**

(a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] DTS/DPF 1.1, DTS/DPF1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] DTS/DPF 3.1, DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.4

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.2

Hazards (Bushfire - Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3

(b) amend the reference to ‘Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] DTS/DPF 1.1’ in the Overlay column to ‘Hazards (Bushfire - Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] DTS/DPF 1.1’

In the following zones:

- (a) Business Neighbourhood Zone
- (b) General Neighbourhood Zone
- (c) Housing Diversity Neighbourhood Zone
- (d) Master Planned Neighbourhood Zone
- (e) Master Planned Renewal Zone
- (f) Master Planned Township Zone
- (g) Neighbourhood Zone
- (h) Remote Areas Zone
- (i) Rural Neighbourhood Zone
- (j) Rural Settlement Zone
- (k) Strategic Innovation Zone
- (l) Suburban Business Zone
- (m) Suburban Neighbourhood Zone
- (n) Township Zone
- (o) Urban Renewal Neighbourhood Zone
- (p) Waterfront Neighbourhood Zone

8. In Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Land division**', in the 'General Neighbourhood Zone':

(a) remove reference to the Hazards (Bushfire – Urban Interface) Overlay where it appears in Column 1 'Class of Development'

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Division] DTS/DPF 5.1, DTS/DPF 5.4

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.1, DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Land Division] DTS/DPF 3.2, DTS/DPF 3.3, DTS/DPF 3.5, DTS/DPF 3.6

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] DTS/DPF 4.1, DTS/DPF 4.2, DTS/DPF 4.3

9. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Outbuilding**':

(a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] DTS/DPF 2.1, DTS/DPF 2.2

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] DTS/DPF 6.2, DTS/DPF 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] DTS/DPF 2.1, DTS/DPF 2.4, DTS/DPF 2.5

(b) remove the following policy references in the overlay column:

Hazards (Bushfire - High Risk) – Overlay [Built Form] DTS/DPF 3.2

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] DTS/DPF 2.2

Hazards (Bushfire - Regional) Overlay – [Built Form] DTS/DPF 2.2

Hazards (Bushfire - General Risk) – Overlay [Built Form] DTS/DPF 2.2

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) City Living Zone
- (d) Established Neighbourhood Zone
- (e) General Neighbourhood Zone
- (f) Hills Neighbourhood Zone
- (g) Home Industry Zone
- (h) Housing Diversity Neighbourhood Zone
- (i) Infrastructure (Airfield) Zone
- (j) Master Planned Neighbourhood Zone
- (k) Master Planned Renewal Zone
- (l) Master Planned Township Zone
- (m) Motorsport Park Zone
- (n) Neighbourhood Zone
- (o) Productive Rural Landscape Zone
- (p) Recreation Zone

- (q) Remote Areas Zone
- (r) Rural Zone
- (s) Rural Aquaculture Zone
- (t) Rural Horticulture Zone
- (u) Rural Intensive Enterprise Zone
- (v) Rural Living Zone
- (w) Rural Neighbourhood Zone
- (x) Rural Settlement Zone
- (y) Rural Shack Settlement Zone
- (z) Suburban Business Zone
- (aa) Suburban Neighbourhood Zone
- (bb) Township Neighbourhood Zone
- (cc) Township Zone
- (dd) Urban Renewal Neighbourhood Zone
- (ee) Waterfront Neighbourhood Zone

10. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Deck**' insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] DTS/DPF 2.1, DTS/DPF 2.2

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] DTS/DPF 2.1, DTS/DPF 2.4, DTS/DPF 2.5

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) City Living Zone
- (d) Established Neighbourhood Zone
- (e) General Neighbourhood Zone
- (f) Golf Course Estate Zone
- (g) Hills Neighbourhood Zone
- (h) Home Industry Zone
- (i) Housing Diversity Neighbourhood Zone
- (j) Master Planned Neighbourhood Zone
- (k) Master Planned Renewal Zone
- (l) Master Planned Township Zone
- (m) Neighbourhood Zone
- (n) Productive Rural Landscape Zone
- (o) Remote Areas Zone
- (p) Residential Park Zone
- (q) Rural Zone
- (r) Rural Horticulture Zone
- (s) Rural Living Zone
- (t) Rural Neighbourhood Zone
- (u) Rural Settlement Zone
- (v) Rural Shack Settlement Zone
- (w) Strategic Innovation Zone
- (x) Suburban Business Zone
- (y) Suburban Neighbourhood Zone
- (z) Tourism Development Zone
- (aa) Township Zone

- (bb) Township Neighbourhood Zone
- (cc) Urban Corridor (Boulevard) Zone
- (dd) Urban Corridor (Living) Zone
- (ee) Urban Neighbourhood Zone
- (ff) Urban Renewal Neighbourhood Zone
- (gg) Waterfront Neighbourhood Zone
- (hh) Worker's Settlement Zone

11. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Replacement building**' insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

Hazards (Bushfire - Outback) Overlay

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) Coastal Waters and Offshore Islands Zone
- (d) Commonwealth Facilities Zone
- (e) Community Facilities Zone
- (f) Conservation Zone
- (g) Deferred Urban Zone
- (h) Employment Zone
- (i) Employment (Bulk Handling) Zone
- (j) Established Neighbourhood Zone
- (k) General Neighbourhood Zone
- (l) Golf Course Estate Zone
- (m) Hills Face Zone
- (n) Hills Neighbourhood Zone
- (o) Home Industry Zone
- (p) Housing Diversity Neighbourhood Zone
- (q) Infrastructure Zone
- (r) Infrastructure (Airfield) Zone
- (s) Infrastructure (Ferry and Marina Facilities) Zone
- (t) Local Activity Centre Zone
- (u) Master Planned Neighbourhood Zone
- (v) Neighbourhood Zone
- (w) Open Space Zone
- (x) Productive Rural Landscape Zone
- (y) Recreation Zone
- (z) Remote Areas Zone
- (aa) Residential Park Zone
- (bb) Resource Extraction Zone
- (cc) Rural Zone
- (dd) Rural Aquaculture Zone
- (ee) Rural Horticulture Zone
- (ff) Rural Intensive Enterprise Zone
- (gg) Rural Living Zone
- (hh) Rural Neighbourhood Zone
- (ii) Rural Settlement Zone

- (jj) Rural Shack Settlement Zone
- (kk) Strategic Employment Zone
- (ll) Strategic Innovation Zone
- (mm) Suburban Activity Centre Zone
- (nn) Suburban Business Zone
- (oo) Suburban Main Street Zone
- (pp) Suburban Neighbourhood Zone
- (qq) Tourism Development Zone
- (rr) Township Neighbourhood Zone
- (ss) Township Zone
- (tt) Township Activity Centre Zone
- (uu) Township Main Street Zone
- (vv) Urban Activity Centre Zone
- (ww) Urban Corridor (Boulevard) Zone
- (xx) Urban Corridor (Business) Zone
- (yy) Urban Corridor (Living) Zone
- (zz) Urban Corridor (Main Street) Zone
- (aaa) Urban Neighbourhood Zone
- (bbb) Urban Renewal Neighbourhood Zone
- (ccc) Waterfront Neighbourhood Zone

12. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Office**':

- (a) insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

In the following zones:

- (i) Caravan and Tourist Park Zone
- (ii) Township Zone

- (b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

- (c) remove the following policy references in the Overlay column:

Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

In the following zones:

- (i) Caravan and Tourist Park Zone
- (ii) Township Zone

13. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Shop**':

- (a) insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

In the following zones:

- (i) Caravan and Tourist Park Zone
- (ii) Productive Rural Landscape Zone
- (iii) Rural Zone
- (iv) Rural Horticulture Zone

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

(c) remove the following policy references in the Overlay column:

Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

In the following zones:

- (i) Caravan and Tourist Park Zone
- (ii) Productive Rural Landscape Zone
- (iii) Rural Zone
- (iv) Rural Horticulture Zone

14. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Consulting room**', in the '**Township Zone**':

(a) insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

(c) remove the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

15. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Industry**', in the '**Rural Zone**':

(a) insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

(c) remove the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

16. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Warehouse**, in the '**Employment (Enterprise) Zone**' remove the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

17. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Store**':

- (a) insert (in alphabetical order) the following Overlay exemptions in the Class of Development column:

Hazards (Bushfire) Overlay

Hazards (Bushfire – Urban Interface) Overlay

In the following zones:

- (i) Rural Zone
- (ii) Rural Horticulture Zone

- (b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] DTS/DPF 2.3

- (c) remove the following policy references in the Overlay column:

Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

In the following zones:

- (i) Rural Zone
- (ii) Rural Horticulture Zone

18. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development '**Carpport**':

- (a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] DTS/DPF 2.1, DTS/DPF 2.2

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] DTS/DPF 2.1, DTS/DPF 2.4, DTS/DPF 2.5

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) City Living Zone
- (d) Established Neighbourhood Zone
- (e) General Neighbourhood Zone
- (f) Hills Neighbourhood Zone
- (g) Home Industry Zone
- (h) Housing Diversity Neighbourhood Zone
- (i) Infrastructure (Airfield) Zone
- (j) Master Planned Neighbourhood Zone
- (k) Master Planned Renewal Zone
- (l) Master Planned Township Zone
- (m) Motorsport Park Zone
- (n) Neighbourhood Zone
- (o) Productive Rural Landscape Zone
- (p) Remote Areas Zone

- (q) Residential Park Zone
- (r) Rural Zone
- (s) Rural Aquaculture Zone
- (t) Rural Horticulture Zone
- (u) Rural Intensive Enterprise Zone
- (v) Rural Living Zone
- (w) Rural Neighbourhood Zone
- (x) Rural Settlement Zone
- (y) Rural Shack Settlement Zone
- (z) Suburban Business Zone
- (aa) Suburban Neighbourhood Zone
- (bb) Township Neighbourhood Zone
- (cc) Township Zone
- (dd) Urban Renewal Neighbourhood Zone
- (ee) Waterfront Neighbourhood Zone
- (ff) Workers Settlement Zone

19. In Part 2 – Zones and Sub-Zones - Table 2 - Deemed-to-Satisfy Development Classification for class of development **‘Verandah’**:

- (a) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] DTS/DPF 2.1, DTS/DPF 2.2

Hazards (Bushfire) Overlay – [Built Form] DTS/DPF 4.1

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] DTS/DPF 2.1, DTS/DPF 2.4, DTS/DPF 2.5

In the following zones:

- (a) Business Neighbourhood Zone
- (b) Caravan and Tourist Park Zone
- (c) City Living Zone
- (d) Established Neighbourhood Zone
- (e) General Neighbourhood Zone
- (f) Golf Course Estate Zone
- (g) Hills Neighbourhood Zone
- (h) Home Industry Zone
- (i) Housing Diversity Neighbourhood Zone
- (j) Infrastructure (Airfield) Zone
- (k) Master Planned Neighbourhood Zone
- (l) Master Planned Renewal Zone
- (m) Master Planned Township Zone
- (n) Motorsport Park Zone
- (o) Neighbourhood Zone
- (p) Productive Rural Landscape Zone
- (q) Recreation Zone
- (r) Remote Areas Zone
- (s) Residential Park Zone
- (t) Rural Zone
- (u) Rural Aquaculture Zone
- (v) Rural Horticulture Zone
- (w) Rural Intensive Enterprise Zone
- (x) Rural Living Zone

- (y) Rural Neighbourhood Zone
- (z) Rural Settlement Zone
- (aa) Rural Shack Settlement Zone
- (bb) Suburban Business Zone
- (cc) Suburban Neighbourhood Zone
- (dd) Township Neighbourhood Zone
- (ee) Township Zone
- (ff) Urban Renewal Neighbourhood Zone
- (gg) Waterfront Neighbourhood Zone

Table 3 - Applicable Policies for Performance Assessed Development

1. Where 'Ancillary accommodation' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

2. Where **'Carport'** or **'Outbuilding'** appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references where they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.2, PO 5.3

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] PO 2.1, PO 2.2

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2, PO 2.4, PO 2.5

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

3. Where **'Verandah'** appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.2

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] PO 2.1, PO 2.2

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2, PO 2.4, PO 2.5

4. Where **'Detached dwelling'**, **'Dwelling addition'** or **'Row dwelling'** appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2
Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3
Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3
Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1
Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3
Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3
Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1
Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3
Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3
Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4
Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2
Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3
Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3
Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3
Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2
Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

5. Where '**Group dwelling**' or '**Residential flat building**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1
Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1
Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3
Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3
Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1
Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2
Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3
Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3
Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1
Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3
Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3
Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1
Hazards (Bushfire - Outback) Overlay – [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2
Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1
Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire - Regional) Overlay – [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3
Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3
Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4
Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2
Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3
Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3
Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2
Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3
Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2
Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

6. Where the following class of development appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

‘Dwelling or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies

or

(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.'

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

Hazards (Bushfire - Outback) Overlay – [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

7. Where class of development '**Semi-detached dwelling**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

- (a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

- (b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

8. Where class of development '**Agricultural building**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.2, PO 5.3

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1

Hazards (Bushfire) Overlay – [Non-Habitable Buildings] PO 2.1

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

9. Where class of development '**Workers accommodation**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1, PO 1.2

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

10. Where class of development '**Tourist accommodation**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1, PO 1.2

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1

Hazards (Bushfire - Regional) Overlay – [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

11. Where class of development '**Student accommodation**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1

Hazards (Bushfire - General Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1

Hazards (Bushfire - High Risk) – Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1

Hazards (Bushfire - Medium Risk) – Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1

Hazards (Bushfire - Regional) Overlay – [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay – [Habitable Buildings] PO 1.1

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1, PO 1.3

Hazards (Bushfire) Overlay – [Habitable Buildings and Buildings for At Risk Communities] PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2, PO 1.3

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Habitable Buildings, Tourist Accommodation and Buildings for At Risk Communities] PO 1.1, PO 1.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.3

12. Where class of development '**Retail fuel outlet**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.1, PO 2.2

(b) in the Strategic Employment Zone, insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1

Hazards (Bushfire) Overlay – [Built Form] PO 4.2

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

13. Where class of development '**Consulting room**', '**Shop**', '**Office**', '**Store**', '**Brewery**', '**Cidery**', '**Distillery**', '**Industry**', '**General industry**', '**Light industry**', '**Service trade premises**', '**Warehouse**' or '**Winery**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - General Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) – Overlay [Land Use] PO 1.1

Hazards (Bushfire - High Risk) – Overlay [Siting] PO 2.1

Hazards (Bushfire - High Risk) – Overlay [Built Form] PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Siting] PO 1.1

Hazards (Bushfire - Medium Risk) – Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Siting] PO 1.1

Hazards (Bushfire - Regional) Overlay – [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.1, PO 2.2

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.1

Hazards (Bushfire) Overlay – [Built Form] PO 4.1, PO 4.2

Hazards (Bushfire – Urban Interface) Overlay – [Built Form] PO 2.1, PO 2.2

14. Where class of development '**Land division**' appears in the Class of Development Column, in Part 2 – Zones and Sub Zones - Table 3 - Applicable Policies for Performance Assessed Development:

(a) Remove the following policy references wherever they appear in the Overlay column:

Hazards (Bushfire - General Risk) – Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4

Hazards (Bushfire - General Risk) – Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) Overlay [Land Use] – PO 1.1, PO 1.2

Hazards (Bushfire - High Risk) – Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5

Hazards (Bushfire - High Risk) – Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) – Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4

Hazards (Bushfire - Medium Risk) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Regional) Overlay – [Land Division] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - Regional) Overlay – [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Urban Interface) – Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6

Hazards (Bushfire - Urban Interface) – Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1

(b) insert (in alphabetical order) the following policy references in the Overlay column:

Hazards (Bushfire) Overlay – [Land Use] PO 1.2

Hazards (Bushfire) Overlay – [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5

Hazards (Bushfire) Overlay – [Vehicle Access - Roads and Driveways] PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire – Urban Interface) Overlay – [Land Division] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6

Hazards (Bushfire – Urban Interface) Overlay – [Vehicle Access – Roads, Driveways and Fire Tracks] PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire – Outback) Overlay – [Vehicle Access – Roads and Driveways] PO 2.1, PO 2.2, PO 2.3

C5 Part 7 – Land Use Definitions

In Part 7 in the Land Use Definitions Table insert, in alphabetical order, following Land Use Definition for ‘At risk communities’:

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|-----------------------------|---|------------------------|------------------------|
| At risk communities | Means, in relation to bushfire hazard policies, any of the following: <ul style="list-style-type: none"> (a) Boarding house (b) Campground (c) Dormitories (d) Hospitals (e) Hostels (f) Pre-schools (g) Educational facility (h) Student accommodation (i) Workers’ accommodation (j) Retirement and supported accommodation | | |

C6 Part 8 – Administrative Terms and Definitions

In Part 8 in the Administrative Terms and Definitions Table replace the definition of ‘Relevant Certificate’ with the following:

| Term (Column A) | Definition (Column B) | Illustrations (Column C) |
|--------------------|--------------------------|-----------------------------|
|--------------------|--------------------------|-----------------------------|

| | | |
|----------------------|--|--|
| Relevant certificate | <p>Means a certificate by, or on behalf of, the South Australian Country Fire Service certifying that:</p> <p>(a) a Bushfire Attack Level (BAL) assessment of the development has been undertaken within 3 months prior to lodgement of the application for planning consent in respect of the development; and</p> <p>(b) the BAL is BAL19 or less.</p> | |
|----------------------|--|--|

In Part 8 in the Administrative Terms and Definitions Table, insert, in alphabetical order, the following definition for a Certified BAL Declaration:

| Term (Column A) | Definition (Column B) | Illustrations (Column C) |
|---------------------------|---|-----------------------------|
| Certified BAL Declaration | <p>Means a declaration:</p> <p>(a) certifying that:</p> <ul style="list-style-type: none"> i. a Bushfire Attack Level (BAL) assessment has been undertaken by the Country Fire Service of South Australia or a person authorised by the Country Fire Service of South Australia; and ii. the Bushfire Attack Level (BAL) assessment has been undertaken within 3 months prior to lodgement of the application for planning consent in respect of the development; and iii. the site is acceptable for the development with respect to the BAL of that assessment; and <p>(b) containing an agreement from the applicant that the relevant building will be built to the standards required by AS3959 <i>Construction of buildings in bushfire prone areas</i> applicable to the BAL level determined in (a) above.</p> | |

C7 Part 5 – Specified matters and areas identified under the Act and Regulations

In Table 1 of Part 5, amend the section titled 'bushfire prone area' as follows:

Drafting Notes:

Black text = existing text

Green text = New text

| Building Rules: bushfire prone areas | |
|--|---|
| Areas identified as 'designated bushfire prone areas' for the purposes of clause 98(b) of the Regulations - Building Rules: bushfire prone areas | Refer to <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> . |

| | |
|--|---|
| <p>Areas identified as a 'bushfire prone area' for the purposes of clause 14 of Schedule 8 of the Regulations - Additional requirements for bushfire prone areas</p> | <p>Hazards (Bushfire—General Risk) Overlay Hazards (Bushfire—High Risk) Overlay Hazards (Bushfire—Medium Risk) Overlay Hazards (Bushfire) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire—Regional) Overlay Hazards (Bushfire - Urban Interface) Overlay</p> |
|--|---|

Amendments to the Planning, Development and Infrastructure (General) Regulations 2017

To support amendments to the Planning and Design Code (as described above), changes are proposed to be made to the Planning, Development and Infrastructure (General) Regulations 2017. These changes will be subject to a separate legislative process through Parliamentary Council.

C8 Planning, Development and Infrastructure (General) Regulations 2017, Schedule 4—Exclusions from definition of development—general

Amend (1) (g) (ii) (A) of **Schedule 4 – 4—Sundry minor operations** from:

- (A) in the case of a tank in a Bushfire Risk area within a Hazards (Bushfire—Outback) Overlay, Hazards (Bushfire—Regional) Overlay, Hazards (Bushfire—General Risk) Overlay, Hazards (Bushfire—Medium Risk) Overlay, Hazards (Bushfire—High Risk) Overlay or Hazards (Bushfire—Urban Interface) Overlay or any other zone or area in which the word "Bushfire" appears in the title of the zone or area under the Planning and Design Code—a total floor area not exceeding 15 m² and a total volume not exceeding 60 000 L; or

To:

- (A) in the case of a tank in a Bushfire Risk area within a Hazards (Bushfire—Outback) Overlay, Hazards (Bushfire) Overlay, or Hazards (Bushfire—Urban Interface) Overlay or any other zone or area in which the word "Bushfire" appears in the title of the zone or area under the Planning and Design Code—a total floor area not exceeding 15 m² and a total volume not exceeding 60 000 L; or

Amend (1) (b) of **Schedule 4 – 18—Removal of trees in certain cases** from:

- (b) the tree is within 20m of a dwelling in a Medium or High Bushfire Risk area within a Hazards (Bushfire Protection) Overlay under the Planning and Design Code; or

To:

- (b) the tree is within 10m of a dwelling in a Medium or High Bushfire Hazard area within a Hazards (Bushfire) Overlay under the Planning and Design Code; or

C9 Planning, Development and Infrastructure (General) Regulations 2017, Schedule 8—Plans

Add the following below (1) (e) of **Schedule 8—Plans, 2— Plans for applications seeking planning consent for new buildings or structures or extensions to existing buildings:**

- (f) in the case of an application proposing development located in a High Bushfire Hazard Area within the Hazards (Bushfire) Overlay—a BAL Assessment, completed by the Country Fire Service of South Australia or a person authorised by the Country Fire Service of South Australia within three months of the application being lodged; and

Amend **Schedule 8—Plans, 14—Additional requirements for bushfire prone areas** from:

An application for planning consent, building consent or consent under section 102(1)(c) or (d) of the Act that relates to development within a Hazards (Bushfire—General Risk) Overlay, Hazards (Bushfire—High Risk) Overlay, Hazards (Bushfire—Medium Risk) Overlay, Hazards (Bushfire—Outback) Overlay, Hazards (Bushfire—Regional) Overlay or Hazards (Bushfire—Urban Interface) Overlay under the Planning and Design Code must be accompanied by, or incorporate, the plans, drawings, specifications and other documents or drawings detailing any additional requirements required under any relevant Ministerial building standard or the Planning and Design Code, insofar as they are relevant in the circumstances of the particular case.

To:

An application for planning consent, building consent or consent under section 102(1)(c) or (d) of the Act that relates to development within a Hazards (Bushfire) Overlay, Hazards (Bushfire—Outback) Overlay or Hazards (Bushfire—Urban Interface) Overlay under the Planning and Design Code must be accompanied by, or incorporate, the plans, drawings, specifications and other documents or drawings detailing any additional requirements required under any relevant Ministerial building standard or the Planning and Design Code, insofar as they are relevant in the circumstances of the particular case.

C10 Planning, Development and Infrastructure (General) Regulations 2017, Schedule 9—Referrals

Amend **Schedule 9 - 3—Table - Part A - 2** from:

| 2—Development in high bushfire risk areas | | | |
|--|---------------------------------------|-----------|------------------|
| Development that is— (a) within a Hazards (Bushfire—High Risk) Overlay under the Planning and Design Code; and (b) specified by the Planning and Design Code as development of a class to which this item applies. | South Australian Country Fire Service | Direction | 30 business days |

To:

| 2—Development in bushfire hazard areas | | | |
|--|---------------------------------------|-----------|------------------|
| Development that is— (a) within a Hazards (Bushfire) Overlay or Hazards (Bushfire – Urban Interface) Overlay under the Planning and Design Code; and (b) specified by the Planning and Design Code as development of a class to which this item applies. | South Australian Country Fire Service | Direction | 30 business days |

Amendments to the State Planning Commission’s Practice Directions

To support amendments to the Planning and Design Code (as described above), changes are proposed to be made to *State Planning Commission Practice Direction 12 – Conditions 2020*. These changes will be made separately to those of this Code Amendment.

C11 State Planning Commission’s Practice Direction 12 – Conditions 2020

Add the following Standard Conditions in the table included in Part 5 – Conditions specified by *State Planning Commission Practice Direction 12 – Conditions 2020*:

| Column 1: Class of development | Column 2: Condition | Note |
|---|--|--|
| <p>Where the application is for a habitable building(s), tourist accommodation or a building(s) for at risk communities and is subject to the Hazards (Bushfire - Outback) Overlay or the Hazards (Bushfire) Overlay.</p> | <p>Where the distance from the public road to the habitable building is greater than 60 m the approved driveway access must be maintained at all times to allow for the safe and effective evacuation of residents, occupants and visitors, and the access, operation and evacuation of fire-fighting vehicles and emergency personnel. The approved driveway access must be maintained at all times to ensure it:</p> <ul style="list-style-type: none"> (a) is no greater than 600m in length (b) is constructed with a formed, all-weather surface (c) is connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (d) has a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (e) has a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (f) has a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (g) incorporates passing bays with a minimum width of 6m and a minimum length of 17m every 200m (h) provides overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (i) allows fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (j) allows fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> (i) a loop road around the building; OR (ii) a turning area with a minimum radius of 12.5m; OR (iii) a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (k) incorporates solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. | <p>Refer to the Figures and Diagrams in the relevant Planning and Design Code Hazard Overlay</p> |

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| <p>Where the application is for a habitable building(s) and is subject to the Hazards (Bushfire) Overlay, Hazards (Bushfire – Urban Interface) Overlay or the Hazards (Bushfire – Outback Areas) Overlay.</p> | <p>An on-site water supply must be made available at all times for fire-fighting purposes in accordance with Ministerial Building Standard (MBS-008): Designated bushfire prone areas – additional requirements. This is in addition to the 1000 litre water supply required by the Building Code of Australia.</p> | <p>Refer to MBS-008: Designated bushfire prone areas – additional requirements.</p> |
| <p>Where the application is for a habitable building(s), tourist accommodation or a building(s) for at risk communities and is subject to the Hazards (Bushfire) Overlay or Hazards (Bushfire – Urban Interface) Overlay</p> | <p>Where an on-site water supply is required, the storage capacity and outlet fittings must be provided and available at all times for fire-fighting purposes and not be less than those specified for the relevant bushfire risk area in Ministerial Building Standard MBS 008 – July 2020.</p> | <p>Refer to MBS-008: Designated bushfire prone areas – additional requirements</p> |
| <p>Where the application is for a habitable building(s), tourist accommodation or a building(s) for at risk communities and is subject to the Hazards (Bushfire – Urban Interface) Overlay, Hazards (Bushfire – Outback Areas) Overlay or a Medium or General Bushfire Hazard Area within the Hazards (Bushfire) Overlay.</p> | <p>To minimise the spread of fire between areas of hazardous vegetation and habitable buildings, the approved asset protection zone must be generally clear of hazardous vegetation and maintained at all times to ensure the approved building(s) are located at least:</p> <ul style="list-style-type: none"> (a) 50 metres from unmanaged grasslands and 100 metres from hazardous bushland vegetation <p>or</p> <ul style="list-style-type: none"> (b) the minimum separation distances specified in the Certified BAL Declaration that was submitted as part of the application. | |
| <p>Where the application is for a habitable building(s), tourist accommodation or a building(s) for at risk communities and is subject to the Hazards (Bushfire) Overlay and within a High Bushfire Hazard Area.</p> | <p>To minimise the spread of fire between areas of hazardous vegetation and habitable buildings, the approved asset protection zone must be contained wholly within the allotment of the development, generally clear of hazardous vegetation and maintained at all times to ensure the approved building(s) are located at least:</p> <ul style="list-style-type: none"> (a) 50 metres from unmanaged grasslands and 100 metres from hazardous bushland vegetation <p>or</p> <ul style="list-style-type: none"> (b) the minimum separation distances specified in the Certified BAL Declaration that was submitted as part of the application. | |

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| <p>Where the application is for a habitable building(s) or tourist accommodation and is subject to the Hazards (Bushfire – Outback) Overlay.</p> | <p>To minimise the spread of fire between areas of hazardous vegetation and habitable buildings, the approved asset protection zone must be contained wholly within the allotment of the development, generally clear of hazardous vegetation and maintained at all times to ensure the approved building(s) are located at least 50 metres from unmanaged grasslands or 100 metres from hazardous bushland vegetation.</p> | |
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ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

D1 State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

| State Planning Policy | | Code Amendment Outcome |
|-----------------------|---|---|
| 5 | Climate Change Objective: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts. | |
| 5.5 | Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures. | <p>The proposed amendment will use updated spatial to provide a more accurate representation of bushfire risk. The Code Amendment will include policies, which relate to the construction and protection of Habitable Buildings and Buildings for At Risk Communities within bushfire risk areas and help to ensure that the risks to people and property are mitigated to an acceptable or tolerable level.</p> <p>The Code Amendment also seeks to introduce a Deemed to Satisfy pathway for these types of dwellings where it can be demonstrated that they have met the appropriate requirements prior to submitting an application. This will greater certainty for applicants and help to reduce the time and costs associated with lodging an application.</p> |
| 5.9 | Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest | The existing bushfire maps are limited and considered to be inaccurate and obsolete. The Code Amendment will seek to introduce updated mapping that provides a more accurate representation of bushfire risk. |

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| | possible contribution to mitigation. | Furthermore the ability to update the bushfire hazard mapping, in SAPPa, more easily and regularly will provide the opportunity for mapping to respond to changes in bushfire risk and remain relevant as the impacts of climate change become more evident. |
| 15 | Natural Hazards Objective To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards. | |
| 15.1 | Avoid development in hazard-prone areas or where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures. | <p>The existing bushfire maps are limited and considered to be inaccurate and obsolete. The updated mapping will provide a more accurate representation of bushfire risk and help to ensure development is constructed and protected to an acceptable level.</p> <p>The introduction of Deemed to Satisfy pathways for minor forms of development, Habitable Buildings and Buildings for At Risk Communities will help to reduce the time and costs associated with lodging applications in bushfire risk areas.</p> |
| 15.2 | Encourage development that does not increase our vulnerability to, or exacerbate the impacts of, climate change and which makes the fullest possible contribution to mitigation. | The ability to update the bushfire hazard mapping, in SAPPa, more easily and regularly will provide the opportunity for the Code to respond more readily to changes in bushfire hazard risk, and this will help to reduce the vulnerability of development within these areas and allow the mapping to respond to changes that may arise as a result of climate change or other environmental factors. |
| 15.3 | Avoid locating sensitive developments and communities in areas at high risk of hazards – namely hospitals, telecommunication towers, major transport infrastructure, energy base stations and water services – or ensure that these | Updating the bushfire mapping in the Code will provide a more accurate understanding of bushfire risk and this will help to apply a higher level of assessment based on the level of risk that exist in that area. The policy will also help to ensure that development is constructed and protected to mitigate bushfire risk. |

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| | developments are subject to a higher level of assessment. | |
| 15.6 | Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation. | <p>The proposed policies are similar to the existing policies. The policies do not encourage the removal of native vegetation however, they do require Habitable Buildings and Buildings for At Risk Communities, in bushfire risk areas, to be located away from vegetated areas that pose an unacceptable bushfire risk.</p> <p>The main difference, however, is that the proposed policies seek to introduce a Deemed to Satisfy Pathway for Habitable Buildings and Buildings for At Risk Communities and to achieve the DTS pathway these types of development require an asset protection zone that is at least 50 metres to unmanaged grassland and 100 metres from hazardous bushfire vegetation.</p> <p>It is possible therefore that applicants could seek to remove native vegetation, prior to submitting an application, so that they can establish an asset protection zone and achieve a DTS pathway.</p> |

The existing bushfire mapping in the Code is limited and based primarily on outdated spatial information that existed in hard copy Development Plans prior to the introduction of the Code. The Code Amendment seeks to use an improved bushfire mapping methodology to introduce new bushfire risk mapping that is based on more accurate and contemporary spatial data.

The Code Amendment will seek to introduce a mechanism within Part 1 of the Code that will allow for the Minister of Planning and Land Use Services to update bushfire hazard mapping more easily and regularly. This will help to prevent the bushfire hazard mapping in SAPPA from becoming obsolete, inaccurate and ineffective and provide a streamlined process that can be used to update the Code in response to changes in bushfire hazard risk.

The Code Amendment seeks to ensure that the risks to people and property are mitigated to an acceptable or tolerable level by extending the policies that currently apply to the construction and protection of Habitable Buildings, to Buildings for At Risk Communities.

In addition to this, the Code Amendment is proposing to introduce a Deemed to Satisfy pathway for minor forms of development that are ancillary to a Habitable Building, Habitable Buildings and Buildings for At Risk Communities where it can be demonstrated that they have met the appropriate requirements prior to submitting an application. The DTS pathway will provide greater certainty for applicants and help to reduce assessment time frames and costs associated with development applications within bushfire risk areas.

D2 Regional Plans

The overlays and policies being investigated in the Code Amendment relate to all Council areas outside of metropolitan Adelaide. Therefore, all regional plans (identified as volumes of the South Australian Planning Strategy prepared under the *Development Act 1993*, and applicable until such time as the new regional plans are prepared and adopted under the Act) are relevant for consideration as part of this Code Amendment. The relevant regional plans are as follows:

- The 30-Year Plan for Greater Adelaide (2017 Update) + The 30-Year Plan for Greater Adelaide - 2017 Update, Implementation Plan 2017/2018
- The Eyre and Western Region Plan (April 2012)
- Far North Region Plan (July 2010)
- Kangaroo Island Plan (January 2011) + addendum Kangaroo Island Sustainable Futures (January 2014)
- Limestone Coast Region Plan (May 2011)
- Mid North Region Plan (May 2011)
- Murray and Mallee Region Plan (January 2011) + addendum special character of the Barossa Valley and McLaren Vale (December 2013)
- Yorke Peninsula Regional Land Use Framework (December 2007)
- Port Augusta Structure Plan (July 2010)
- Greater Mount Gambier Master Plan (February 2008)
- Andamooka Structure Plan (July 2013).

The key regional plan policies, which are most relevant to this Code Amendment relate to the use of the Code define bushfire risk areas and the use of policies within the Code to protect people, property and environment from exposure to bushfire risk.

The investigations undertaken to date and outlined in this Code Amendment, demonstrate that the proposed changes are largely consistent with the key hazard and bushfire policies outlined within the regional plans, as described below:

| Key Relevant Regional Plan Policies | Code Amendment Alignment with Regional Plan |
|-------------------------------------|--|
| The key policies seek to: | The Code Amendment seeks to update existing bushfire mapping within the Code by using recent bushfire risk spatial data and introducing an |

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| <ul style="list-style-type: none"> • protect people, property and the environment from exposure to hazards • ensure development is designed, sited and managed to appropriately responds to hazards and risks, prevent adverse impacts on critical assets and create resilient environments for the future • improve the integration of disaster risk reduction and hazard avoidance policies and land use planning. • locate and design development and infrastructure to minimise the threat and impact of bushfires on life and property, from bushfires through creating buffers around towns/ urban areas, adjacent to native bushland and in new growth areas that are in or adjacent to areas identified as high risk from bushfires • map hazards to be identified as overlays within the Planning and Design Code • develop policies to minimise the impact of extreme bushfires in line with the findings of the 2009 Victorian Bushfires Royal Commission • Integrate climate change, disaster risk reduction and hazard avoidance policies into Development Plans | <p>improved mapping methodology. This will provide a more accurate spatial representation of bushfire risk and combined with the hazard overlay policies will help to further minimise the threat and impact of bushfires on people, property and the environment.</p> <p>The proposed changes will help to build environments, which are resilient to bushfire risk and further minimise the threat to life and property by extending the policies that currently apply to the construction and protection of Habitable Buildings, to Buildings for At Risk Communities.</p> <p>In addition to this, the Code Amendment is proposing to introduce a Deemed to Satisfy pathway for Habitable Buildings, Buildings for At Risk Communities and minor forms of development that are ancillary to a Habitable Building, which can be used to protect people, property and the environment from the risk associated with bushfires, while also providing greater certainty for applicants, and reduced assessment time frames and costs for development applications within bushfire risk areas.</p> <p>The use of mapping values to define areas of high, medium and general bushfire risk will provide a simplified process for updating bushfire mapping, which allow the allow for bushfire risk mapping to be more easily and regularly updated moving forward. This will help to prevent bushfire mapping from becoming obsolete, inaccurate and ineffective and allow the Code to more respond to changes in bushfire hazard risk, including climate change.</p> |
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D3 Alignment with Other Relevant Strategic Policy Documents

The following table identifies other documents, which relate broadly to the intent of this proposed Code Amendment and therefore have been considered in the preparation of the Code Amendment:

| Other Relevant Documents | Code Amendment Alignment with Other Relevant Documents |
|--------------------------|--|
|--------------------------|--|

| | |
|--|--|
| National Strategy for Disaster Resilience (February 2011) | The strategy offered a national perspective and uniform base for dealing with disaster and promoting resilience in the Australian community. |
| National Disaster Risk Reduction Framework (2018) | The framework provided a national context and contemporary reference to reducing impacts from disaster i.e. disaster risk reduction. |
| Royal Commission into National Natural Disaster Arrangements Report (20 October 2020) | The report provided the opportunity to consider recent recommendations in relation to both operational and preventative measures for dealing with bushfire hazards. |
| Final Report of the NSW Bushfire Inquiry (2020) | The report included a number of recommendations and discussion on how land use planning needs to better respond to increased impacts from extreme bushfire events. |
| State Emergency Management Plan, 5 South Australian Hazard Plans (Animal and Plant Disease (2019); Extreme Weather (2018); Human Disease (2018); Flood (2017); Rural Fire (2014)); and 11 Zone Emergency Management Plans (Adelaide Hills, Fleurieu and Kangaroo Island; Barossa; Eastern Adelaide; Eyre and Western; Far North; Limestone Coast; Murray and Mallee; Northern Adelaide; Southern Adelaide; Western Adelaide; York and Mid North) | The State Emergency Management Plan, five South Australian Hazard Plans and 11 Zone Emergency Management Plans provide a state wide context to dealing with disaster management and rural fire hazard. The State Emergency Management Plan relates more to the operational side of dealing with bushfire hazard. |
| State Emergency Management Committee's Strategic Plan (2017-2022) | The strategic plan provides a high level, state strategic context to dealing with disaster management defines the hierarchy for dealing with bushfire hazard risk. |
| Stronger Together, South Australia's Disaster Resilience Strategy (2019-24) | This is the State's most recent cross-government strategy promote disaster resilience and provides direction for dealing with disasters. The strategy delivers on the National context at a state level. |
| State Bushfire Management Plan 2010 (Currently under review) | The plan provides a reference that can be used to ensure key requirements are uniformly considered in a planning context when dealing with potential impacts from bushfire hazard. |
| 9 Bushfire Management Area Plans (BMAPs): (Adelaide and Mount Lofty Ranges; Fleurieu; Flinders, Mid North and Yorke Peninsula; Kangaroo Island; Limestone Coast; Lower Eyre | The (BMAPs) provide critical information regarding local and regional matters. The information provided in the (BMAPs) relates to the operational level and are used to maintain and monitor local areas for potential bushfire risk (i.e. Country Fire Services). |

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| <p>Peninsula; Murray Mallee; Outback; Upper Eyre Peninsula)</p> <p>(Currently under review)</p> | |
| <p>Independent Review into SA's 2019-20 Bushfire Season (June 2020) (Keelty Review)</p> | <p>The independent review included key recommendations that provide a State context for changes and improvements to dealing with bushfire hazard risk, particularly in response to the extreme events of the 2019-20 bushfire season.</p> |
| <p>South Australian Government Climate Change Action Plan 2021-2025</p> | <p>The action plan includes across-government actions that can be used to address climate change including issues like jobs creation and growth, protection of the environment and support for community wellbeing. The Action Plan contains seven focus areas and include key objectives, which needs to be considered in the context of potential risk of significant bushfire hazard events and mitigation needed in preparation to such events.</p> |
| <p>Directions for a Climate Smart South Australia</p> | <p>This document is focused on climate change and the potential impacts of extreme weather events more broadly, and considers possible increases in both the frequency and intensity of these weather events.</p> |
| <p>Climate Change Science and Knowledge Plan (2020)</p> | <p>This plan considers potential climate modelling / science in the context of determining future hazard impacts – bushfire hazard risk.</p> |
| <p>Towards a resilient State, the SA Government's Climate Change Adaptation Plan & various Regional Climate Change Adaptation Plans (2016) – see the 11 Regional Climate Partnership across SA (e.g. Adapting Northern Adelaide, AdaptWest, Barossa, Eyre Peninsula, Far North, Limestone Coast, Murraylands & Riverland, Northern and Yorke, Resilient East, Resilient Hills & Coasts, Resilient South)</p> | <p>These plans relate to the mitigation of bushfire hazard risk. They have been drafted in a planning context and to assist with assessment of development application in bushfire risk areas.</p> |
| <p>Landscape Boards (8 new regional boards, along with Green Adelaide)</p> <p>+</p> <p>Managing South Australia's Landscapes Policy Overview (DEW publication)</p> | <p>The <i>Landscape South Australia Act 2019</i> is the key framework for managing the state's land, water, pest plants and animals, and biodiversity across the state. The Act includes legislation that seeks to achieve resilient communities.</p> |

Local Government Emergency Management Framework (2019) + Emergency Management Planning Guide for SA Councils (2019)

These documents relate to planning and assessment and include important local information regarding Emergency Management.

ATTACHMENT E – INVESTIGATIONS

E1 Phase 2 and Phase 3 Code Amendment comments on Bushfire Overlays

The Phase 2 and Phase 3 Code Amendments are the 2020 and 2021 processes for establishing the Code in Regional areas (Phase 2), and Greater Adelaide and regional centres (Phase 3).

Phase 2 Comments (from Engagement Report)

The following key matters were raised:

- Changes to bushfire policy were generally supported but it was suggested that the Desired Outcomes (where relevant) need to include greater clarity around land division and its role in bushfire protection.
- There needs to be a greater acknowledgement in the Desired Outcomes on how bushfire hazard risk will change as the climate changes.
- Clarity was sought around what is meant by ‘unacceptable bushfire risk’.
- Many councils considered that the Hazards (Bushfire – Regional) Overlay shouldn’t be applied to established settlements.
- There were suggestions around policy expression including those which speak of facilitating access for emergency service vehicles to protect assets and lives from bushfire danger. This was considered to be aspirational / unachievable in that fire crews can only ‘assist’, not ‘protect’.
- They raised issues regarding the conservation of native vegetation and the conflict this has with protecting life and property when creating asset protection zones. It was suggested that the policy could be encouraging the clearing of land. There were queries raised as to why asset protection zone standards had increased from 20m to 50m (100m in the case of high risk areas).
- General commentary around high, medium and general categorisation of bushfire hazard risk was also received, with cropping fire risk raised as a key gap in the current mapping methodology.

Phase 3 Comments (from Engagement Report)

The following key matters were raised:

- Asset protection zones, bushfire buffer zones and native vegetation loss
- Bushfire mapping
- Deemed-to-satisfy pathways for minor developments
- Land division in Urban Interface Overlay
- Additional referral requests
- Policy clarification and improvements:
 - Recognition of climate change on bushfire events
 - Land division policy
 - Incorporation of bushfire attack level (BAL) ratings into planning policy
 - Terminology.

Asset Protection Zones, bushfire buffer zones, and native vegetation loss

The extent of asset protection zones was of interest to many stakeholders and various perspectives were offered. Industry emphasised importance of effective asset protection zones, citing recent bushfires in the Adelaide Hills and Kangaroo Island and observing the impact of vegetation and terrain on the intensity and speed of bushfires. Other submissions raised concerns

with native vegetation loss particularly when polices requiring bushfire buffer zones have been added. Opportunities for greater alignment with the relevant Australian Standard for Construction in Bushfire Prone Areas (AS3959) were put forward as a possible improvement to Code policy. Strengthened policies aimed at avoiding significant impact on, and the unnecessary clearance of, native vegetation, significant trees, regulated trees and mature vegetation were suggested.

Bushfire Mapping

The following comments were received in relation to bushfire mapping:

- Industry submissions sought a reduction in the number of bushfire hazard overlays for simplification and a reduction in the impact of overlays on deemed-to-satisfy pathways for new dwellings.
- Many councils expressed that bushfire mapping must consider recent bushfire events and sought assurance that this was included in the proposed mapping.
- Many councils considered that the Hazards (Bushfire – Regional) Overlay shouldn't be applied to established settlements.
- General commentary around high, medium and general categorisation of bushfire hazard risk was also received, with cropping fire risk raised as a key gap in the current mapping methodology.

Deemed-to-Satisfy pathways for minor development

Inconsistencies have been identified in the Code regarding the application of bushfire overlays and the impact that this has on accepted and Deemed-to-Satisfy pathways for minor forms of development such as carports, verandahs and outbuildings.

Land Division in Urban Interface Overlay

Many councils considered that the Hazards (Bushfire – Urban Interface) Overlay may impact council resources and efficiency relating to the assessment of land division and will affect the performance assessment for dwellings and non-residential uses in Township Zones. Councils also raised the importance of having a 'Deemed to Satisfy' pathway in townships and argued that this should not be precluded.

Additional referral request

There was general support for the nature of uses that would require referral to the CFS in the High Risk Overlay. In addition, it was requested that the Commission consider establishing a referral, to the CFS in the Medium Risk Overlay, for land division that is proposed adjacent to a High Risk Overlay.

The CFS advised that it is not necessary for a referral for land division in areas of medium risk because of the requirement to build to BAL12.5. The CFS confirmed however that there should be a provision included in the Hazards (Bushfire – Urban Interface) Overlay, which requires a referral for land division application within 100m of a high risk area, within the proposed Hazards (Bushfire) Overlay. This would allow the CFS to undertake more detailed assessment of land division applications that abut high risk areas and provide direction in relation to safety of future residents.

General policy clarification and improvements

The following general matters of policy clarification and improvement were raised:

- Greater acknowledgement in the Desired Outcomes on how bushfire hazard risk will change as the climate changes is needed.
- Amendments to driveway design and an increase in building distance to a public road from 30m to 60m before the requirements kick in is supported.
- Policy is needed to enable people to evacuate to a Bushfire Safer place (rather than just anywhere)
- Bushfire attack level (BAL) ratings should be incorporated into Code policies.
- DTS and performance assessed criteria for rainwater tanks that are dedicated to firefighting purposes are needed.
- The relevant bushfire overlays should clarify the distinction between Asset Protection Zones (0- 100m), bushfire buffer zones (up to 1000m) and defensible space (0-20m).
- Changes to bushfire policy was generally supported but it was suggested that the Desired Outcomes (where relevant) need to include greater clarity around land division and its role in bushfire protection.
- Clarity was also sought around what is meant by 'unacceptable bushfire risk'.
- There were suggestions around policy expression including those which speak of facilitating access for emergency service vehicles to protect assets and lives from bushfire danger. This was considered to be aspirational / unachievable in that fire crews can only 'assist', not 'protect'.

E2 Interstate Bushfire Policy Framework

| STATE / TERRITORY | BUSHFIRE POLICY FRAMEWORK |
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| Australian Capital Territory (ACT) | <p>Nearly a quarter of all Canberra’s housing is within a defined Bushfire Prone Area (BPA), along with all rural ACT.</p> <p>At the time of writing, the ACT Emergency Services Agency stated that government was considering mandating that all buildings within a BPA must conform to AS 3959 requirements, rather than just the rural housing standard.</p> <p>The ACT Government (Advisory Note 1601) has mapped all bushfire-affected suburbs and provided every property with a BAL rating upfront.</p> <p>The Territory Code contains this information within the Single Dwelling Housing Development Code and Precinct Maps and Codes.</p> <p>Following that, the application of construction requirements from AS 3959:2018 applies.</p> |
| New South Wales (NSW) | <p>Development within NSW has been primarily controlled by the NSW Rural Fire Service whose regulatory requirements are more onerous and comprehensive than those of AS 3959:2018.</p> <p>The draft 2019 Planning for Bush Fire Protection has widened its remit to bushfire planning controls over Special Fire Protection Purpose development (being schools, hospitals, aged care and tourist accommodation etc), plus bushfire-planning controls on commercial, industrial, tertiary institutions (Class 5 to 8) and assembly buildings (Class 9). Multistorey buildings, strategic planning and master-planning are captured within the broad remit on a case-by-case basis plan.</p> <p>Intensification of residential use is not accepted for properties past BAL—29, precluding many property options and severely limiting many proposed developments in bushfire-prone areas. Garages and carports within six metres of a dwelling must be constructed in accordance with the NCC and AS 3959.</p> <p>Local government is obliged to forward all development applications past BAL—29 to the RFS for comment (with no timetable).</p> |
| Victoria | <p>The Victorian Bushfire Royal Commission (2009 - 2010) recommendations led to the Integrated Planning and Building Framework for Bushfire in Victoria. This prioritises human life over other policy provisions through Planning Scheme Amendments VC83. Bushfire information is available through mapping and area reports regarding the</p> |

| STATE / TERRITORY | BUSHFIRE POLICY FRAMEWORK |
|-------------------------------|---|
| | <p>hazard, plus Advisory Notes, a Bushfire Information Hotline and guidelines from the Victorian Country Fire Authority (CFA).</p> <p>Where applicable, the Bushfire Management Overlay (BMO) to a Planning Scheme requires a statement of bushfire management objectives plus details when the requirements apply. BMO permits are required to subdivide land, dwellings and higher-risk development types. Building permits must include compliance with all bushfire-protection measures. Victoria has produced the only comprehensive guide to landscaping in bushfire-prone areas, the CFA's Planning for Bushfire Victoria: guidelines for meeting Victoria's bushfire planning requirements, 2012.</p> <p>Planning and building requirements include bushfire hazard risk assessments in accordance with AS 3959, to broaden landscape assessments of the locality to more than 150 metres from the site. A bushfire management statement is required to explain how the development meets the planning requirements. Vegetation management must now conform to the 10/30 rule for dwellings built before September 2009, and 10/50 rule since (the ability to remove/destroy/ lop trees within 10 metres and fuel reduce native vegetation the further distance 'as of right' within the property).</p> |
| Queensland | <p>New controls were introduced following the 2018 State Planning Authority's Natural Hazards, Risk and Resilience – Bushfire State Interest guidance material and the QFES draft Planning for Bushfire Resilient Communities technical document. The newly developed state methodology arises from highly detailed vegetation mapping, plus a methodology that informs bushfire mitigation and preparation actions across the state.</p> <p>Brisbane City Council has retained the previous system where designated bushfire-prone areas require a Bushfire Management Plan and a site specific Bushfire Hazard Risk Assessment. The Hazard Assessment uses a weighting scorecard around vegetation type/proximity, slope and aspect, to determine whether the risk is high, medium or less – plus a required separation distance of 100 metres from the edge of the asset to the vegetation hazard.</p> |
| Western Australia (WA) | <p>From late 2016, State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) directs how land use should address bushfire risk management in WA. It applies to all land that has been designated as bushfire prone by the Fire and Emergency Services Commissioner as highlighted on the Map of Bush Fire Prone Areas. Updated building regulations followed the planning.</p> <p>Generally, if the land area is less than 1,100 m² and/or less than BAL—40, then Development Approval (DA) is not required in many areas. Where a DA is required and is within a bushfire-mapped area, it will need to address the bushfire-protection criteria in the Guidelines for Planning in Bushfire Prone Areas (which aims to reduce the risk to</p> |

| STATE / TERRITORY | BUSHFIRE POLICY FRAMEWORK |
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| | <p>BAL—29 or less). The BAL rating construction standards as set out in AS 3959 then applies.</p> <p>BAL assessments are required for mixed-use commercial, industrial and public buildings (Class 4 to 9) in mapped bushfire-prone areas, to include a Bushfire Management Plan.</p> <p>WA Planning Commission Fact Sheets (January 2016) suggest that DAs in areas of BAL—40 or BAL—FZ will not be supported in most instances. Irrespective, high-risk land uses have additional requirements such as emergency management and evacuation procedures.</p> |
| Tasmania | <p>The Tasmanian Planning Scheme Local Provision Schedules includes bushfire mapping. The Tasmanian Fire Service (TFS) enacts Part 5 of the Building Regulations 2016. This calls up Director’s Determination – Requirements for Building in Bushfire-Prone Areas, which then references AS 3959.</p> <p>A Bushfire Hazard Management Plan approval is required for all affected property developments, prior to building approval.</p> <p>Mapping updates were completed in 2018, with the TFS seeking greater separation from the bushfire hazard than previously.</p> <p>Of particular note is the advice that the risk of failure with BAL—40 or BAL—FZ construction is regarded as so high that the TFS will not generally support approval without a thorough risk analysis provided and accepted. This is at variance with the NCC which deems that compliance with AS 3959 is satisfactory in mitigating bushfire risk for construction.</p> |
| Northern Territory (NT) | <p>Bushfire-management responsibilities are split between the property owners and the NT Fire and Rescue Service.</p> <p>https://depws.nt.gov.au/_data/assets/pdf_file/0010/695071/bushfires-nt-rural-property-bushfires-rural-property-planning-guide.pdf</p> <p>From November 2016, the Bushfires Management Act provides a response to mitigation management and suppression of bushfires outside of the Emergency Response Area of cities and towns.</p> |

| STATE / TERRITORY | BUSHFIRE POLICY FRAMEWORK |
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| | <p>Total fire bans exist all year round for Darwin and nearby, plus within a 50km radius of Tenant Creek, Katherine and Alice Springs.</p> <p>The relevant jurisdiction assesses the risk of bushfires across large swathes of grassland and savannah, but this does not extend to specific planning and construction controls for housing (or other building typologies).</p> |

National Disaster Risk Reduction Framework

The First National Action Plan to implement the National Disaster Risk Reduction Framework (NDRRF) was released by the Hon. David Littleproud, Federal Minister for Agriculture, Drought and Emergency Management in the first half of 2020 following the catastrophic bushfires over the summer 2019/2020:

<https://www.homeaffairs.gov.au/emergency/files/first-national-action-plan.pdf>

<https://www.homeaffairs.gov.au/emergency/files/national-disaster-risk-reduction-framework.pdf>

The NDRRF outlines a series of initiatives (some planning related) by State / Territory, Agency responsible, timetable, function, NDRRF Priority etc (some identified specifically as bushfire related as outlined below):

Victorian initiatives

- Reducing Bushfire Risk Program (DELWP) - \$250 million over 4 years up to 2021 (Priority 3)
- Safer Together (DELWP) - \$49.1 million budget over 4 years up to 2021 (Priority 3)
- Powerline Bushfire Safety Program (DELWP) – Priority 3
- Other initiatives framed as natural hazard risk assessment / community resilience type projects (so may include bushfire).

Western Australian Initiatives

No specific bushfire related initiatives – many framed as natural hazard risk assessment / community resilience type projects (so may include bushfire initiatives).

ACT Initiatives

- Regional Fire and Residual Risk Plan (Environment Planning and Sustainable Development Directorate) - \$200,000 (Priority 1, 3, 4)
- Other initiatives framed as natural hazard risk assessment / community resilience type projects (so may include bushfire initiatives).

South Australian Initiatives

- 'Visualising the Bushfire Risk' project (SAFECOM) – Priority 2
- State Control Centre – (SAFECOM) - \$14 million initially (Priority 2)
- Other initiatives framed as natural hazard risk assessment / community resilience type projects (so may include bushfire initiative).

New South Wales Initiatives

- No specific bushfire related initiatives – many framed as natural hazard risk assessment / community resilience type projects (so may include bushfire).

Northern Territory Initiatives

- Identifying and Reducing Wildfire Risk in Remote Communities – (NT Department of Environment and Natural Resources) - \$160,000 – Priority 1
- New Bushfires NT Headquarters - (NT Department of Environment and Natural Resources) - \$6.796 million – Priority 1, 2, 3
- Other initiatives framed as natural hazard risk assessment / community resilience type projects (so may include bushfire).

VICTORIA

Victorian Planning Provisions and Local Planning Schemes

VICTORIA PLANNING FRAMEWORK

Bushfire Management Overlay (BMO)

Applies to land in Victoria that may be at risk from bushfire.

If land is within the BMO a planning permit may be required to develop or subdivide property.

You can use the following DELWP Vic Plan Tool to find out whether a site is located in a BMO:

<https://mapshare.vic.gov.au/vicplan/>

BMO includes some exemptions from applying for a planning permit. The most common exemption for single dwellings is:

- An alteration or extension to an existing building used for a dependent person's unit that is less than 50% of the existing floor area
- An alteration or extension to any building (except a dwelling or dependent person's unit) that is less than 10% of the gross floor area of the existing building
- A building or works with a floor area less than 100m² not used for accommodation and ancillary to a dwelling and so on....

Details on the exact requirements for other developments in the BMO are outlined in further detail below.

Bushfire Management Statement

Pathway 1

Required for a simple planning permit applications e.g. to construct a single dwelling or carry out works associated with a single dwelling and where it meets a list of criteria:

- Land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone
- There is only 1 dwelling on the lot
- The application meets all of the approved measures contained in Clause 53.02-3.

<https://www.cfa.vic.gov.au/plan-prepare/bushfire-management-statement-bms-templates>

Pathway 2

Required for a dwelling (including an extension of alteration to a dwelling), dependent persons unit, industry, office, retail premises, service station and warehouse.

A Bushfire Management Statement is not required to be submitted when you make your application under a schedule to the BMO, providing all of the relevant requirements have been met.

VICTORIA PLANNING FRAMEWORK

Schedule of the Bushfire Management Overlay

If property is located in a schedule to the BMO, you can use a streamlined application process if you want to build or extend a single dwelling.

Three steps:

1. Find out if your land is in a BMO schedule and if you need a planning permit.
2. Prepare a planning permit application that includes a Bushfire Management Plan showing the information and pre-set bushfire protection measures specified in the schedule (this includes a checklist of all items that apply to the property)
3. Discuss with Council and lodge your application.

The BMO has been updated to include certain areas within local planning schemes where pre-set bushfire protection measures have been established and can be used to fast track and simplify the planning application process. These areas are included as a schedule to the BMO.

If land is located in a schedule to the BMO and an application is prepared that meets the pre-set requirements, the application will have simplified application requirements and not require a referral to the CFA.

The CFA highly recommend using the pre-set requirements and making an application via the streamlined assessment process.

However, you can also choose not to use the schedule and make an application via the normal application process under the BMO. This will require meeting all of the application requirement.

<https://www.cfa.vic.gov.au/plan-prepare/bushfire-management-overlay-schedules>

Single dwellings in a BMO Schedule

<https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/single-dwellings-in-a-bmo-schedule>

BMO Schedules contain pre-set bushfire protection measures if you want to build or extend a single dwelling in some townships and localities.

It ensures a simpler and faster application process, including no requirement for referral to the relevant fire authority.

Schedules generally apply to an area where the bushfire hazard risk is consistent, and where the wider bushfire hazard risk has already been assessed to determine development requirements up-front.

If an application meets all the pre-set bushfire protection measures in the schedule, it can be assessed through the Fast Track Pathway.

VICTORIA PLANNING FRAMEWORK

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| | <p>An application that does not meet all the bushfire protection measures will be assessed under a standard assessment pathway and will require referral to the local fire authority.</p> <p>Application pathways in the BMO are out in the Planning Permit Applications Bushfire Management Overlay – Technical Guide.</p> |
| <p>Single dwellings in an existing settlement</p> <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/pathway-1-single-dwellings-in-an-existing-settlement</p> | <p>Single dwellings in specified urban zones have access to a streamlined process for preparing and assessing a planning application – Pathway 1.</p> <p>Simpler application requirements apply, and specified bushfire protection measures must be met.</p> <p>Application pathways in the BMO are out in the Planning Permit Applications Bushfire Management Overlay – Technical Guide.</p> <p>Pathway 1 applies to single dwellings in the following urban zones:</p> <ul style="list-style-type: none"> • Neighbourhood Residential Zone • General Residential Zone • Residential Growth Zone • Urban Growth Zone • Low Density Residential Zone • Township Zone • Rural Living Zone. <p>An application that does not meet all the bushfire protection measures will be assessed under a standard assessment pathway and will require referral to the local fire authority.</p> <p>https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf</p> |
| <p>All other single dwellings</p> <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/single-dwellings-and-other-development</p> | <p>The standard BMO application process also known as Pathway 2 applies to single dwellings that aren't Fast Track or Pathway 1 applications.</p> <p>Council will assess how a proposed development responds to bushfire and applies bushfire protection measures to reduce risk. This means that an application will need to address certain requirements:</p> <ul style="list-style-type: none"> • Bushfire hazard risk on the site – through a bushfire hazard risk site assessment and bushfire hazard landscape assessment • All relevant objectives in the planning scheme including – State Planning Policy for bushfire, Bushfire Management Overlay and Bushfire protection objectives and design measures. |

VICTORIA PLANNING FRAMEWORK

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| | <p>Application pathways in the BMO are out in the Planning Permit Applications Bushfire Management Overlay – Technical Guide.</p> <p>https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf</p> |
| <p>All other development (excluding single dwellings)</p> <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/other-development</p> | <p>The standard BMO application process also known as Pathway 2 applies to developments including:</p> <ul style="list-style-type: none"> • More than one dwelling on a lot • Dependent person's unit • Industry, Offices, Retail premises • Some outbuildings greater than 100sqm • Vulnerable land uses, such as child care and education centres, hospitals • Works or extensions to existing buildings, except a dwelling or dependent person's unit, where the works are greater than 10% of the existing gross floor area. <p>Council will assess how a proposed development responds to bushfire and applies bushfire protection measures to reduce risk. This means that an application will need to address certain requirements:</p> <ul style="list-style-type: none"> • Bushfire hazard risk on the site – through a bushfire hazard risk site assessment and bushfire hazard landscape assessment • All relevant objectives in the planning scheme including – State Planning Policy for bushfire, Bushfire Management Overlay and Bushfire protection objectives and design measures. <p>Application pathways in the BMO are out in the Planning Permit Applications Bushfire Management Overlay – Technical Guide.</p> <p>https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf</p> |
| <p>Outbuildings, sheds and similar buildings</p> <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/outbuildings,-sheds-and-similar-works</p> | <p>A planning permit may be required when constructing an outbuilding in association with a dwelling on property in the BMO.</p> <p>The web link provided here provides information on those outbuildings not requiring a planning permit and those requiring a planning permit etc.</p> |
| <p>Subdivision</p> <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo/subdivision</p> | <p>A planning permit is required to subdivide land in a BMO. Subdivision applications are assessed through the permit application process Pathway 3.</p> |

VICTORIA PLANNING FRAMEWORK

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| | <p>Council will assess how a proposed development responds to bushfire and applies bushfire protection measures to reduce risk. This means that an application will need to address certain requirements:</p> <ul style="list-style-type: none"> • Bushfire hazard risk on the site – through a bushfire hazard risk site assessment and bushfire hazard landscape assessment • All relevant objectives in the planning scheme including – State Planning Policy for bushfire, Bushfire Management Overlay and Bushfire protection objectives and design measures. <p>This does not apply if a schedule to this Overlay specifically states that a permit is not required.</p> <p>Application pathways in the BMO are out in the Planning Permit Applications Bushfire Management Overlay – Technical Guide.</p> <p>https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf</p> |
| <p>Buildings and works</p> | <p>A permit is required to construct a building or construct or carry out works associated with the following uses:</p> <ul style="list-style-type: none"> • Accommodation (including a dependent person’s unit) • Education centre • Hospital • Industry • Leisure and recreation • Office • Place of assembly • Retail premises • Service station • Timber production • Warehouse <p>Unless there is an exemption provided in the schedule to the Overlay and so on....</p> |
| <p>Application requirements</p> | <p>Unless a schedule to this Overlay specifies different requirements, an application must be accompanied by:</p> <ul style="list-style-type: none"> • A bushfire hazard risk site assessment • A bushfire hazard landscape assessment • A bushfire management statement. |

NEW SOUTH WALES

NSW Local Environment Plans (LEPs) – guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used.

LEPs are the main planning tool to shape the future of communities and also ensure local development is done appropriately.

The Planning Department in NSW implemented the Standard Instrument LEP program in 2006 to create a common format and content for the plans.

128 Councils in NSW now have a comprehensive plan in place.

| NSW Planning Framework | |
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| <p>The NSW Rural Fires Service document titled Planning for Bush Fire Protection 2019 (PBP) provides the framework for development located on bushfire prone land in NSW.</p> | <p>Provides development standards for designing and building on bush fire prone land in New South Wales that may be at risk from bushfire.</p> <ul style="list-style-type: none"> • strategic land use planning to ensure that new development is not exposed to high bush fire risk; • creating new residential and rural residential subdivision allotments; • special fire protection purpose (SFPP) development taking account of occupant vulnerability; • bush fire protection measures (BPMs) for new buildings; and • upgrading and maintaining existing development. |
| <p>PBP 2019 replaced PBP 2006 on 1 March 2020.</p> <p>https://www.rfs.nsw.gov.au/data/assets/pdf_file/0005/130667/Planning-for-Bush-Fire-Protection-2019.pdf</p> | <p>PBP is applicable to all development (including complying development) on bush fire prone land (BFPL) in NSW. The general principles underlying this document are that:</p> <ul style="list-style-type: none"> • a suite of BPMs are required to reduce the impact of a bush fire; • protection measures are governed by the degree of threat posed to a development and the vulnerability of occupants; minimising the interface of a development to the hazard reduces the bush fire risk to the development; and • good practice in planning, building and management reduces the risk to developments and their occupants and increases their resilience. • If land is within the BMO a planning permit may be required to develop or subdivide property. <p>All development on bushfire prone land must meet the requirements of PBP 2019, unless the consent authority has consulted with the NSW Rural Fire Service for subdivision and special fire protection developments on bushfire prone land.</p> <p>Councils must also consult the NSW Rural Fire Service when preparing a draft Local Environment Plans for land identified as being bushfire prone.</p> |
| <p>The Effects of PBP 2019</p> | <p>The PBP is referenced and given effect in the <i>Environmental Planning and Assessment Regulation 2000</i>, the <i>Rural Fires Regulation 2013</i> and various other instruments.</p> <p>1. Section 4.14 Environmental Planning and Assessment Act 1979 (EP&A Act) - Under section 4.14 of the EP&A Act, development consent cannot be granted on bushfire prone land unless the consent authority:</p> <ul style="list-style-type: none"> • Is satisfied that the development conforms to PBP 2019; or • Has been provided with a certificate by a recognised consultant assessing that the development conforms to PBP 2019. <p>Section 4.14(1A) of the EP&A Act also provides that where the development does not conform with PBP 2019, the consent authority may grant consent for the development, but only after it has consulted with the Commissioner of the NSW Rural Fire Service (NSW RFS).</p> |

NSW Planning Framework

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| | <p>Before PBP 2019 is adopted, developments that comply with the relevant specifications and requirements of PBP 2019 can be considered as means of satisfying the NSW RFS that PBP 2006 has been complied with.</p> <p>2. Complying Development - A number of State Environmental Planning Policies (SEPPs) allow complying development on bush fire prone land.</p> <p>These include but are not limited to:</p> <ul style="list-style-type: none"> - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; - State Environmental Planning Policy (Affordable Rental Housing) 2009; - State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and - State Environmental Planning Policy (Infrastructure) 2007. <p>Applications must satisfy the relevant development standards, including compliance with PBP 2019.</p> <p>3. Section 100B Rural Fires Act 1997 (RFA) - Under section 100B of the RFA, the Commissioner of the NSW RFS may issue a Bush Fire Safety Authority (BFSA) for:</p> <ul style="list-style-type: none"> • 1 a subdivision that could be used for residential or rural residential purposes; or • 2 a development for special fire protection purposes. |
| <p>Minimum construction standards</p> | <p>All developments on bush fire prone land in NSW have a legal obligation to consider bush fires and meet the requirements of the NSW Rural Fire Service, Planning for Bush Fire Protection 2019, and the Australian Standard AS3959 Construction of Buildings in Bush Fire Prone Areas.</p> <p>A Bush Fire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact. There are six BALs:</p> <ul style="list-style-type: none"> • BAL-LOW • BAL-12.5 • BAL-19 • BAL-29 • BAL-40 • BAL-FZ (Flame Zone). |
| <p>Development controls in urban release areas</p> | <p>In 2014, the NSW Government streamlined bushfire planning regulations to reduce red tape with bushfire assessments and speed up approvals for housing developments, whilst ensuring safety remains the number one priority. The changes apply only to new urban release areas in 40 NSW local government areas and do not apply to existing development in bushfire prone areas.</p> <p>These areas are identified on bushfire planning urban release maps https://www.planning.nsw.gov.au/Policy-and-Legislation/Resilience-and-natural-hazard-risk/Bushfires/Bushfire-Maps-for-Urban-Release-Areas . They generally consist of land zoned for residential use in high growth areas, where a new subdivision or greenfield development is planned. This includes land in the Sydney metropolitan area (including Western Sydney), Illawarra, the Hunter and other high growth areas.</p> |
| <p>Bushfire prone land maps</p> | <p>Bush fire prone land maps are provided in each relevant Council Local Environment Plans. They are meant to be prepared every 5 years and are approved by the Commissioner of NSW Rural Fire Service (RFS).</p> |

NSW Planning Framework

The following examples are from the Blue Mountains City Council and Lake Macquarie City Council:

<https://www.bmcc.nsw.gov.au/development/developing-land/property-search>

<https://www.lakemac.com.au/Development/Planning-and-development-services/Property-Enquiry>

The bush fire prone land online mapping tool ("Tool") below has also been created using NSW Local Council's bush fire prone maps and is designed to identify if your property is designated as bush fire prone. The Tool is provided by the NSW Rural Fire Service (NSW RFS).

<https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection/bush-fire-prone-land/check-bfpl>

Land is mapped according to the following colours and level of risk:

- Orange (Vegetation Category 1) – the vegetation considered to be the highest risk for bush fire
- Yellow (Vegetation Category 2) – vegetation that is lower bush fire risk
- Red – buffer to vegetation and width depends upon the Vegetation Category
- White – not bush fire prone land.

WESTERN AUSTRALIA

State Planning Policies (SPP's) provide the highest level of planning policy control and guidance in Western Australia. SPP's are prepared under Part 3 of the Planning and Development Act 2005. The current version of the SPP's (Variation 3) was gazetted in November 2017.

Regional and sub-regional strategies then provide for the comprehensive planning of regions, sub-regions or particular locations to guide change in the short, medium and long term.

Currently there is the Perth and Peel @ 3.5m Strategy with 5 sub-regional strategies underneath. Eight regional strategies apply outside the Perth and Peel region. These strategies refer to bushfire management and link back to State Planning Policy 3.7 Planning in Bushfire Prone Areas and associated guidelines.

Under the SPP's and Regional sub-regional strategies are Development control and operational policies (which are used by local authorities??) to guide decision making in relation to subdivision and development applications.

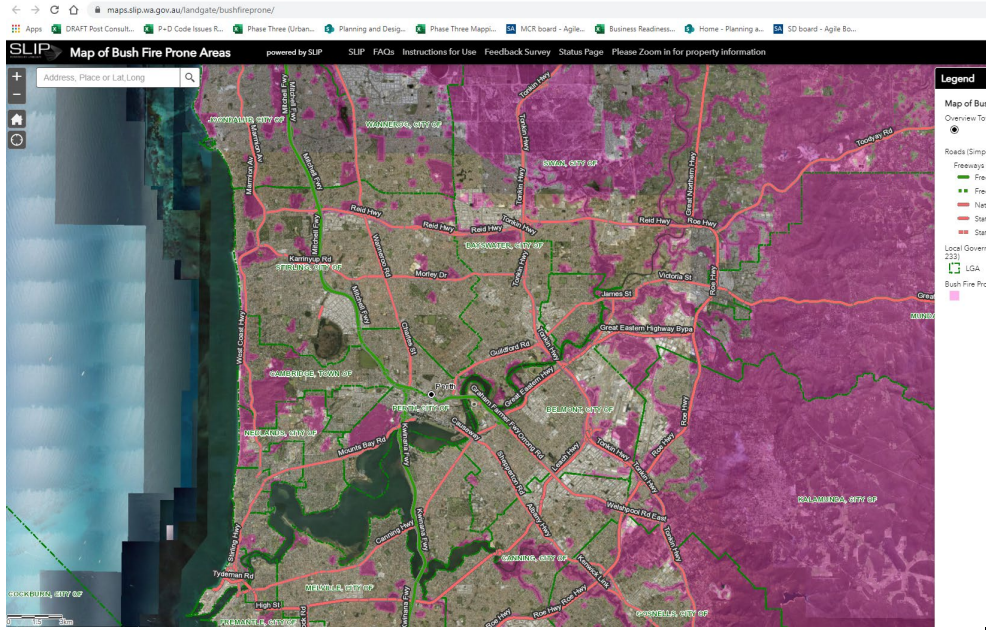
The Development control and operational policies are listed under the following headings:

- General
- Residential
- Rural
- Industrial and commercial
- Land reserved by region schemes
- Draft policies.

Each local government area has a:

- Local planning strategy – identifies bushfire risk as an issue and seeks to embed bushfire assessment and management measures required in SPP 3.7- Planning in Bushfire Prone Area in planning proposals, such as Local Scheme amendments, structure plans, subdivisions and development applications.

- Local planning scheme – provides details of zones and zone maps by area; and
- Local structure plans – guides development of identified areas (provides policy in addition to the local planning scheme).

| WA PLANNING FRAMEWORK | |
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| <p>Map of Bushfire Prone Areas</p> <p>https://www.dfes.wa.gov.au/waemergencyandriskmanagement/obrm/Documents/OBRM-Map-of-Bush-Fire-Prone-Areas-Instructions-for-Use.pdf</p> <p>https://maps.slip.wa.gov.au/andgate/bushfireprone/</p> | <p>The Map of Bushfire Prone Areas identifies land in Western Australia that has the potential to be impacted by bushfires. This land is designated by the Fire and Emergency Services Commissioner.</p> <p>https://www.dfes.wa.gov.au/bushfire/bushfireproneareas/</p> <p>Bushfire prone areas are identified on the mapping tool by one colour – see below:</p>  <p>Additional planning and building requirements may apply to new proposals within a bushfire prone area. A further assessment of bushfire risk may also be required to ensure future developments in bushfire prone areas are safer.</p> <p>The requirements are described in State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines).</p> <p>The Department of Planning, Lands and Heritage (DPLH) is working jointly on changes to the Map of Bush Fire Prone Areas and the supporting bushfire policy framework with the Department of Fire and Emergency Services (DFES) (see below).</p> |
| <p>Bushfire Framework Review 2019</p> | <p>As part of the Bushfire Framework Review 2019, there will be:</p> <ul style="list-style-type: none"> • a staged review of the <i>Map of Bush Fire Prone Areas</i> • development of a new mapping methodology |

WA PLANNING FRAMEWORK

<https://www.dplh.wa.gov.au/bushfireframeworkreview2019>

- an amendment to the policy and regulatory mechanisms, including *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and *Guidelines for Planning in Bushfire Prone Areas*.

The revised map will incorporate a methodology that recognises the lower risk of bushfire in significantly built up urban areas, and will introduce more nuance and take a more holistic approach to the designation of bushfire prone areas and the extent of the potential impact on communities.

The changes will be made in three -stages, with the new Map anticipated for release in 2021.

This is expected to run concurrently with Stage 2, with SPP 3.7 and Guidelines advertised for public consultation in 2021.

State Planning Policy 3.7 and Guidelines

<https://www.dplh.wa.gov.au/information-and-services/state-planning/bushfire-planning/state-planning-policy-3-7-and-guidelines>

All new planning proposals (including strategic proposals, subdivision and development applications) in designated bushfire prone areas will require decision makers to give due regard to SPP 3.7 and Guidelines.

These bushfire regulatory requirements only apply to development applications in areas which are covered by a local planning scheme. If the development application is located outside of a local planning scheme then there are no additional bushfire regulatory planning requirements.

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) directs how land use should address bushfire risk management in Western Australia. It applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner as highlighted on the Map of Bush Fire Prone Areas.

https://www.dplh.wa.gov.au/getmedia/1d43999e-f3da-4f45-bfaf-e34ff16cee6c/SPP-3-7_BF-Planning_in_Bushfire_Prone_Areas

SPP 3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply). This policy also applies where an area is not yet designated as bushfire prone but the proposed development is planned in a way that introduces a bushfire hazard (e.g. revegetation).

Policy measure 6.6 relating to vulnerable or high-risk land uses restricts land uses on the basis of their Bush Fire Attack Level (BAL).

WA PLANNING FRAMEWORK

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| | <p>BAL is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact.</p> <p>Policy measure 6.6 places additional controls on land uses in areas where BAL-12.5 to BAL-29 applies and BAL-40 or BLA-Flame Zone (FZ) applies.</p> <p>Policy measure 6.7 addresses:</p> <ul style="list-style-type: none"> • Strategic planning proposals, subdivision or development applications in areas where an extreme BHL and/or BAL-40 or BAL-FZ applies. • Minor development in areas where BAL-40 or BAL-FZ applies. • Unavoidable development in areas with an extreme BHL and/or areas where BAL-40 or BAL-FZ applies. <p>The accompanying Guidelines for Planning in Bushfire Prone Areas provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP 3.7. They provide advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.</p> <p>https://www.dplh.wa.gov.au/getmedia/a60c819d-eedf-4518-9817-a6e27e7a671c/GD-BF-Bushfire Guidelines Version 1-3 Dec2017</p> <p>The Department of Planning, Lands and Heritage (DPLH) and the Department of Fire and Emergency Services (DFES) are currently undertaking a staged review of the Guidelines. New versions of the Guidelines will be released on a periodic basis.</p> <p>Version 1.3 was released in December 2017. The changes within this version are effective immediately and all planning proposals and applications where SPP 3.7 applies should be assessed against the updated criteria within reason.</p> |
| <p>Referral of planning applications within bushfire prone area to DFES</p> | <p>All strategic level planning applications within bushfire prone areas are referred to DFES. The following instances will trigger a referral for subdivision and development applications:</p> <ul style="list-style-type: none"> • The Bushfire Attack Level (BAL) has been calculated by a method other than Method 1 (as outlined in AS 3959); • A performance principle-based solution or alternative measures to the acceptable solutions are being proposed to address the Bushfire Protection Criteria in the Guidelines; • Unavoidable development is proposed in BAL-40 or BAL-FZ; • A vulnerable or high-risk land use is proposed; or • Any of the reasons as outlined in Section 6.5 of the Guidelines. |
| <p>Bushfire Management Plan (BMP)</p> | <p>A BMP is an assessment of bushfire risk which identifies the extent of the bushfire hazard and its potential to affect people, property and infrastructure. It should provide an assessment against the bushfire protection criteria requirements contained within the Guidelines, as it is a key component of the</p> |

WA PLANNING FRAMEWORK

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| | <p>strategic planning proposal, subdivision or development application approval process.</p> <p>It is encouraged that a BMP is undertaken by an accredited Level 2 or Level 3 Bushfire Planning Practitioner.</p> |
| <p>Requirements for new single houses or ancillary dwellings (e.g. granny flats) in remote locations</p> | <p>Allowances have been made for new single houses or ancillary dwellings proposed in a remote location.</p> <p>In remote areas where a new single house or ancillary dwellings is located outside a 50km radius of a gazetted townsite, a property owner may be able to complete their own BAL assessment (refer to Fact Sheet: Building a house in a remote area).</p> <p>If the proposed development is located within the Perth, Peel, Great Southern or South West Regions, this 'special provision' does not apply.</p> |

QUEENSLAND

State Planning Policies

State Planning Policies (SPP's) provide the highest level of planning policy control and guidance in Queensland. The SPP's identify 17 state interests grouped into 5 broad themes – one of which includes safety and resilience to hazard risk.

Under the *Planning Act 2016* (the Act), each local government planning scheme needs to set out integrated state, regional and local planning and development assessment policies for an entire local government area.

The Act provides for a performance-based approach to planning in South Australia (similar to South Australia).

Part E of the SPP's relate to Planning for safety and resilience to hazards. This includes bushfire. The SPP's state that a list of state interest policies addressing natural hazard area (including bushfire prone area) must be appropriately integrated in planning and development outcomes, where relevant.

Regional Plans

Regional plans (prepared by the State Government) then provide for the comprehensive planning of regions. Each regional plan sets a long term direction that guides overall growth patterns and land use outcomes. They aim to make communities more resilient to natural hazards such as floods and bushfires. Regional plan outcomes are primarily delivered through local government planning schemes.

Local Planning Scheme

A local planning scheme is the main 'rule book' for regulating development in a local government area. Planning schemes allocate zones to land to allow for different types of development in different areas.

QUEENSLAND PLANNING FRAMEWORK

Map of Bushfire Prone Areas – State Government Bushfire prone area mapping system:

<https://dams.dsdip.esriaustraliaonline.com.au/damappingsystem/?accordions=SA RA%20DA%20Mapping>

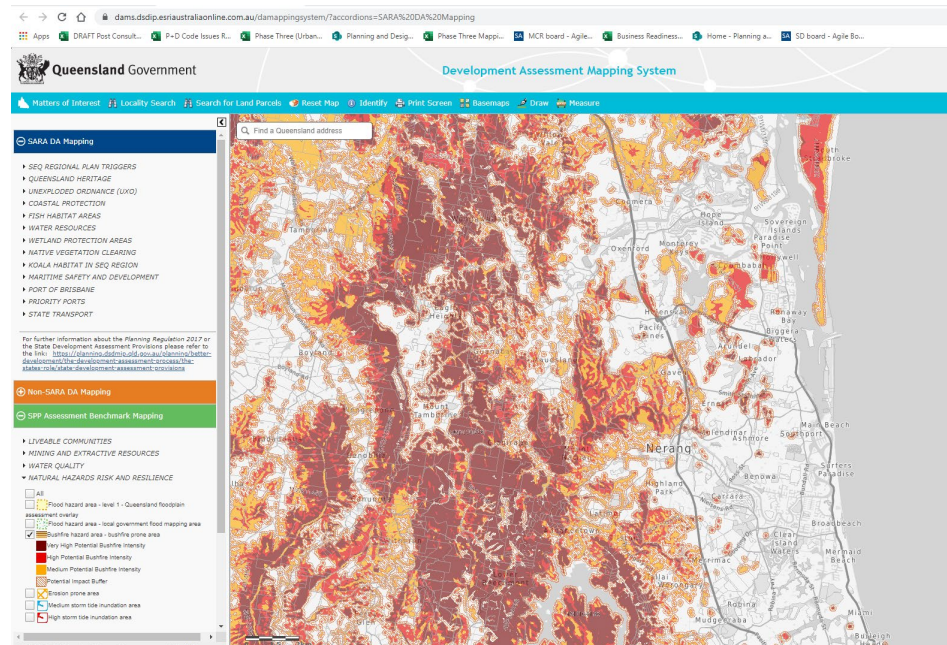
Bushfire mapping is also provided under each individual local planning scheme.

The Map of Bushfire Prone Areas identifies land in Queensland that has the potential to be impacted by bushfires. This mapping is provided by the State Government. The Queensland Government updated the methodology they use to map bushfire prone areas in 2013.

This mapping used in local Planning Schemes 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.

Bushfire prone areas are identified on the mapping tool by five colours showing the following:

- Bushfire Hazard area – bushfire prone area
- Very high potential bushfire intensity
- High potential bushfire intensity
- Medium potential bushfire intensity
- Potential impact buffer.



Bushfire Overlay mapping is also provided in individual local planning schemes – refer to City of Gold Coast example below:

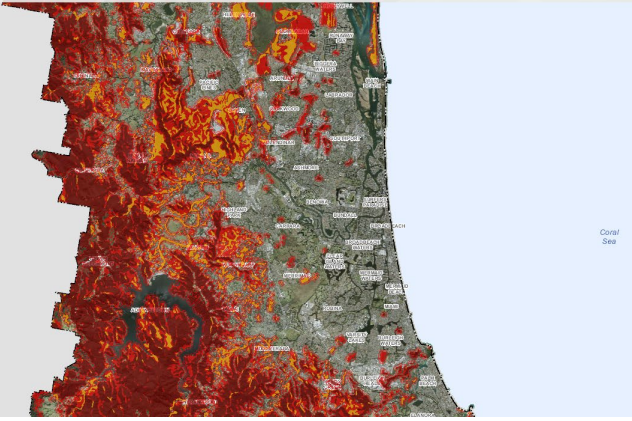
City Plan interactive mapping - Version 8

Enter address, street, lotplan or suburb

- Overlays** ON
- Acid sulfate soils
 - Airport environs - Airservices Australia sensitive facilities
 - Airport environs - Australian Noise Exposure Forecast (ANEF) contour
 - Airport environs - lighting area buffer zones
 - Airport environs - Obstacle Limitation Surface (OLS)
 - Airport environs - Procedures for Air Navigation Services (PANS-OPS) Operational (PANS-OPS) surfaces
 - Airport environs - public safety area
 - Airport environs - wildlife hazard buffer zones
 - Building height
 - Bushfire hazard
 - Bushfire hazard area
 - Medium potential bushfire hazard
 - High potential bushfire hazard
 - Very high potential bushfire hazard
 - Potential bushfire impact buffer
 - Coastal erosion hazard
 - Dwelling hazard

Map navigation controls:

- Compass
- Zoom in (+)
- Zoom out (-)
- Home
- Close (X)
- Layers
- Strategic framework
- Zones
- Geographical land use
- Overlays
- City Council
- Legend
- Draft and history content



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| <p>Local Planning Schemes</p> <p>Include the following layers:</p> <ul style="list-style-type: none"> • State planning provisions • Strategic framework • Local government infrastructure plan • Tables of assessment • Zones • Local Plans • Overlays (Bushfire related) • Development Codes • Other plans | <p>As indicated, local planning schemes include a set of Overlays. One of these includes a Bushfire Hazard Overlay Code.</p> <p>This Overlay Code outlines specific benchmarks for assessment including an outline of accepted development requirements and performance assessed development requirements.</p> <p>Also provides a link to any relevant Bushfire Management Plans in a local planning scheme that are directly relevant to the development of land within bushfire hazard areas.</p> <p>The Bushfire Hazard Overlay Code does not deal with building code requirements for structures in bushfire hazard areas.</p> <p>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.</p> <p>The bushfire overlay code details self-assessable provisions for:</p> <ul style="list-style-type: none"> • Types of development allowed; • Access requirements for evacuation and emergency service purposes; and • Fire-fighting water supply requirements. <p>If property is located in a bushfire hazard buffer or medium hazard area and a new house is proposed, then there is no assessment required under the planning scheme, however additional building code requirements in accordance with Australian Standard (AS3959-2009) will be triggered.</p> <p>If property is located in a high or very high bushfire hazard area there is a requirement to meet 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.</p> |
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Queensland Bushfire Attack Level (BAL) Assessments

BAL (bushfire attack level) assessments are often required by Queensland local councils in a **bushfire prone area** for

- Material Change of Use applications
- Reconfiguration of a Lot applications
- Building approvals.

Bushfire prone areas are identified in the **bushfire hazard overlay** within a local planning scheme.

Bushfire attack level is a graded assessment of the severity and risk for a building's exposure to ember attack, radiant heat and direct flame contact. There are five different exposure classes ranging from 12.5 (very low risk) to FZ (extreme risk):

- BAL-12.5 – low risk
- BAL-19 – moderate risk
- BAL-29 – high risk
- BAL-40 – very high risk
- BAL-FZ – extreme risk

The higher the BAL level, the more restricted the building infrastructure is required, which can significantly increase the cost. Ratings of BAL-29 or higher typically involves significant building requirements.

Bushfire attack levels are assessed under Australian Standard **AS3959-2009 – Construction of buildings in bushfire-prone areas**, and BAL ratings can be reduced with **firebreaks** and **fire management lines**.

Some planning schemes require BAL assessments to be included in a **bushfire hazard assessment (BHA)**. A bushfire hazard assessment includes local details of fire history and behaviour in a macro and site context.

Some developments in **bushfire prone areas** also require a **bushfire management plan (BMP)** that are compliant with the local government planning scheme and state planning policy – *Natural hazards risk and resilience*.

Bushfire management plans take into consideration BAL ratings, macro and site context, environmental features, fire management lines and trails, water supply, access requirements etc. BHMP's are also required to meet the local council planning outcomes and objectives.

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| <p>External referrals for development in Bushfire Prone Areas in Queensland</p> <p>https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/how-applications-are-assessed/assessment-stage-2-referrals</p> | <p>Under the Planning Act 2016, a development application may trigger a requirement for an application to be referred to a referral agency.</p> <p>Referral agencies are generally Queensland Government departments and authorities. Departments such as Transport and Main Roads and Environment and Heritage Protection that:</p> <ul style="list-style-type: none"> • have specific state interests, and • require assessment to determine the potential impact of the proposal on these interests. <p>The <i>Planning Regulation 2017</i> identifies the development triggers for an application for referral (e.g. a state transport corridor). There are three types of referral agencies:</p> <ol style="list-style-type: none"> 1. Concurrence agencies - assess the proposal and may impose conditions of development. Concurrence agencies may also direct Council to approve an application with or without conditions, issue a preliminary approval only or refuse an application. 2. Advice agencies - assess the proposal but can only give advice, such as recommending conditions and/or determination of development. 3. Third party advice agencies - may have an interest in an application (e.g. the Brisbane Airport Corporation has an interest in buildings greater than 100m in height). <p>There doesn't seem to be any referral to agencies or the Queensland Fire and Emergency Service (QFES) in Queensland for development in bushfire prone areas.</p> <p>Queensland Fire and Emergency Services (QFES) performs an important role as a referral agency to provide advice on building work assessable against the Building Act 1975*.</p> <p>Under the terms of the Planning Act 2016 and associated legislation, referral to QFES for advice is only required for any application for building work that involves a fire safety system and:</p> <ol style="list-style-type: none"> 1. Requires special fire services (SFS) mentioned in the Planning Regulation 2017; or 2. Proposes a performance solution in relation to fire safety. |
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TASMANIA

In Tasmania, there are two regulatory frameworks relevant to ensuring development is appropriate having regard to bushfire risk: the *Building Act 2000* (which controls standards for building) and the *Land Use Planning and Approval Act 1993* (which provides the framework for promoting sustainable development through the land use planning process).

The Tasmania Fire Service and relevant State Agencies have been promoting consideration of bushfire mitigation measures in municipal Planning Schemes. To support these efforts, the Tasmania Fire Service published *Guidelines for Development in Bushfire Prone Areas of Tasmania 2005* to assist Councils to define bushfire-prone areas and to require bushfire mitigation measures to be considered as part of the development approvals process. The guidelines do not mandate building construction methods but refer to the Australian Standard (AS3959) as best practice.

IPlan

A major reform initiative, implemented in collaboration with local government and relevant State agencies, has been the establishment of Iplan. This includes the systems, procedures, website, archives and key modules for:

- planning schemes online;
- assessments and hearings;
- planning search and enquiry;
- and application tracking.

Online publication of planning schemes and related information via Iplan, including links to zoning and overlay maps on the Land Information System of Tasmania (the LIST), has substantially improved the accessibility and efficiency of Tasmania's planning system. Timing of the project enabled 22 of 28 interim planning schemes to be uploaded to Iplan providing significant benefits and efficiencies for system users.

It was announced in October 2020 that Iplan, initially developed by the Tasmanian State Planning Commission in 2013, is to be decommissioned.

The planning schemes and enquiry function will remain on Iplan until a solution has been developed in relation to PlanBuild Tasmania, which is expected to be launched in 2021.

There are currently 30 local planning schemes in Tasmania which are listed online at the Iplan website – not all are yet available to be accessed within the Iplan system, but can be viewed as a pdf from the respective Council website :

<https://iplan.tas.gov.au/Pages/XC.Home/Home.aspx>

<https://www.planning.tas.gov.au/>

PlanBuild Tasmania

PlanBuild Tasmania will be an easy to use portal for the state-wide management of planning, building, plumbing and public health application processes. It will be used by industry professionals, property owners, local councils, and government agencies.

The portal is currently being built and staged implementation of functionality will start from mid-2021.

This State Government initiative aims to streamline the development application processes. The project is managed by the Department of Justice and jointly funded by state and federal governments.

<https://www.planbuild.tas.gov.au/>

Bushfire Prone Areas Mapping and Bushfire-Prone Areas Code

Following the 2004 National Enquiry on Bushfire Mitigation and Management and the 2009 Victorian Bushfires Royal Commission, the Tasmanian Government responded by initiating significant planning and building reforms. This includes the introduction of a Bushfire-Prone Areas Code within local planning schemes and state variations to the Building Code of Australia introduced state-wide consistency in relation to the use and development standards for bushfire protection.

The bushfire-prone area mapping primarily relates to use and development control. Its purpose is to spatially define areas where risk is sufficient to require specific bushfire protection measures in order to achieve a tolerable level of residual risk.

Strategic Planning Framework

Land Use Planning and Approvals Act 1993

Schedule 1 of the above Act specifies the strategic objectives for the Resource Management and Planning System and for the planning process established by the Act.

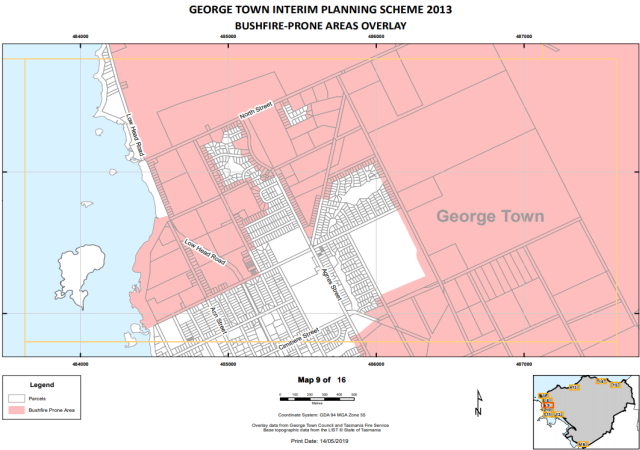
State Policies

Current State Policies created under the *State Policies and Projects Act 1993* include:

- State Policy on the Protection of Agricultural Land 2009;
- State Coastal Policy 1996; and
- State Policy on Water Quality Management 1997.

Regional Land Use Strategy

Interim planning schemes must be consistent with the relevant regional land use strategy.

| TASMANIAN PLANNING FRAMEWORK | |
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| <p>Map of Bushfire Prone Areas – State Government Bushfire prone area mapping system:</p> <p>https://maps.thelist.tas.gov.au/listmap/app/list/map</p> <p>Bushfire mapping is also provided under each individual local planning scheme.</p> <p>In many instances, the Tasmanian Fire Service works collaboratively with local government to develop bushfire prone areas overlay for each local area.</p> | <p>A 'bushfire-prone area' for the purposes of Tasmanian planning and building legislation includes:</p> <ol style="list-style-type: none"> 1. Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or 2. Where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare. <p>The Tasmania Fire Service (Bushfire Risk Unit) has worked with Local Government to prepare bushfire-prone areas overlays for each local council area. Overlays for the majority of local council areas have now been approved by the Tasmanian Planning Commission and subsequently incorporated into the respective planning schemes.</p> <p>For council areas that have a published overlay, you can view the overlay on the LISTmap website using the relevant planning scheme overlay layer. For interim planning schemes this is the '<i>Tasmanian Interim Planning Scheme Overlay</i>' layer. For the Tasmanian Planning Scheme this is the '<i>Tasmanian Planning Scheme - Code Overlay</i>' layer.</p> <p>Bushfire Prone Area Overlay mapping is also provided in individual local planning schemes – refer to George Town Interim Planning Scheme example below:</p> <div style="text-align: center;">  <p>GEORGE TOWN INTERIM PLANNING SCHEME 2013 BUSHFIRE-PRONE AREAS OVERLAY</p> <p>Map 9 of 16</p> <p>Coordinates System: GDA94 MGA Zone 50 Copyright: State of Tasmania, Tasmanian Planning Commission and Tasmanian Fire Service Map Information: Data from the 1:50,000 State of Tasmania Print Date: 16/05/2019</p> </div> <p>The approved mapping ensures that property owners have a simple method of determining whether they need to consider their bushfire risk.</p> |
| <p>Local Planning Schemes</p> <p>Includes the following layers (Hobart Interim Planning Scheme 2015):</p> <ul style="list-style-type: none"> • Purpose and Objectives • Administration | <p>As indicated, local planning schemes include a set of Codes. One of these includes a Bushfire Prone Areas Code which was brought into effect by the Minister for Planning and Local Government in September 2017 (in relevant local schemes).</p> <p>https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/582225/Planning_Directive_5.1_-_Bushfire-Prone_Areas_Code_-_effective_1_September_2017.PDF</p> |

TASMANIAN PLANNING FRAMEWORK

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| <ul style="list-style-type: none"> • Special Provisions • Zones • Codes (Bushfire related) • Specific Area Plans • Appendices • Planning Scheme Maps (zoning, Overlay and Scheme / Zone Boundaries) <p>https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=hobips</p> | <p>The Code applies to:</p> <ul style="list-style-type: none"> • Subdivision of land that is located within, or partially within, a bushfire-prone area; and • A use, on land that is located within, or partially within, a bushfire-prone area that is a vulnerable use or hazardous use. <p>The following use or development is exempt from this Code:</p> <ul style="list-style-type: none"> • Any use or development that the TFS or an accredited person, certifies that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and • Adjustment of a boundary. <p>This Code outlines the following:</p> <ul style="list-style-type: none"> • Purpose of the Code • Application of this Code • Definition of Terms in this Code • Use or Development Exempt from this Code • Use Standards • Development Standards. <p>Use Standards (acceptable solutions and performance criteria) are provided for vulnerable uses and hazardous uses.</p> <p>Development standards are provided for:</p> <ul style="list-style-type: none"> • Subdivision – to provide for hazard management areas • Subdivision – to provide for public and fire-fighting access • Subdivision – to provide water supply for fire-fighting purposes. <p>If a Local Council area has not adopted the new Tasmanian Planning Scheme, transitional laws still apply under the <i>Building Act 2000</i> and the <i>Building Regulations 2014</i>:</p> <ol style="list-style-type: none"> 1. Application of Requirements for Building in Bushfire-Prone Areas (transitional) Determination (PDF, 183.7 KB) 2. Requirements for building in bushfire-prone areas (transitional) Determination (PDF, 362.2 KB) 3. Fact Sheet - Building in bushfire, landslip and flood hazard areas - Building Act 2000 and Building Regulations 2014 (PDF, 265.3 KB). |
| <p>BAL assessment</p> | <p>A BAL (bushfire attack level) assessment usually forms part of a Bushfire Hazard Report which is necessary to meet the legislative compliance when building or subdividing in a bushfire-prone area.</p> <p>Developments that are closer to bushfire-prone vegetation will be assessed as having a higher BAL and as a result, more rigorous building construction standards will be required.</p> <p>Bushfire prone areas are identified in the bushfire hazard overlay within a local planning scheme.</p> |

TASMANIAN PLANNING FRAMEWORK

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| | <p>In Tasmania, a BAL rating must be provided by an accredited bushfire hazard assessor.</p> <p>Bushfire attack level is a graded assessment of the severity and risk for a building's exposure to ember attack, radiant heat and direct flame contact. There are five different exposure classes ranging from 12.5 (very low risk) to FZ (extreme risk):</p> <p>The higher the BAL level, the more restricted the building infrastructure is required, which can significantly increase the cost. Ratings of BAL-29 or higher typically involves significant building requirements.</p> <p>Bushfire attack levels are assessed under Australian Standard AS3959-2009 – Construction of buildings in bushfire-prone areas, and BAL ratings can be reduced with firebreaks and fire management lines.</p> <p>Some planning schemes require BAL assessments to be included in a bushfire hazard management plan (BHMP). A bushfire hazard assessment includes local details of fire history and behaviour in a macro and site context.</p> <p>Some developments in bushfire prone areas also require a bushfire hazard management plan (BHMP) that are complaint with the local government planning scheme. Bushfire hazard management plans take into consideration BAL ratings, macro and site context, environmental features, fire management lines and trails, water supply, access requirements etc. BHMP's are also required to meet the local council planning outcomes and objectives.</p> |
| <p>Guidelines for Development in Bushfire Prone Areas of Tasmania</p> <p>https://www.fire.tas.gov.au/publications/Bush_Guide.pdf</p> | <p>These guidelines prepared by the Tasmania Fire Service are subject to continuous review and improvement.</p> <p>The guidelines are not intended to be a used as a regulatory document.</p> |

AUSTRALIAN CAPITAL TERRITORY

In the ACT, the *Planning and Development Act 2007* (the Act) establishes the Territory Plan. This Act is the key piece of planning legislation in the ACT. The Environment, Planning and Sustainable Development Directorate (EPSDD) is the ACT Government authority responsible for the Territory Plan.

The Territory Plan is the key statutory planning document in the ACT and defines the administration of planning in the ACT. Through this Plan, land-use planning in the ACT considers bushfire risk at all levels of planning particularly for areas susceptible to bushfires and areas proposed for urban development. The Territory Plan must not be inconsistent with the National Capital Plan which is administered by the National Capital Authority (a Commonwealth Government Agency).

That Act also requires that areas of public land be managed in accordance with a public land management plan for that area. Among other things, public land management plans detail the fire management objectives for that land, outlining the general risk mitigation activities to be undertaken on that land.

The Planning for Bushfire Risk Mitigation General Code (the Code) supports the Territory Plan and provides guidance to mitigate adverse impacts from bushfires in the ACT. In particular, the Code addresses the planning and development processes and is taken into account by the ACT Government when determining estate development plan development applications.

These planning frameworks are supported by fire management zones, which identify key areas that warrant specific fuel management actions to reduce risk to the urban area. These include Asset Protection Zones, which are areas immediately adjacent to assets such as residential properties that require intensive fuel management to minimise fuel loads, and Strategic Firefighting Advantage Zones, which are strategically located corridors or land, located and managed to break up major fire runs that would otherwise impact on residential areas.

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

Map of Bushfire Prone Areas (BPA):

<https://app.actmapi.act.gov.au/actmapi/2/index.html?viewer=bushfire>

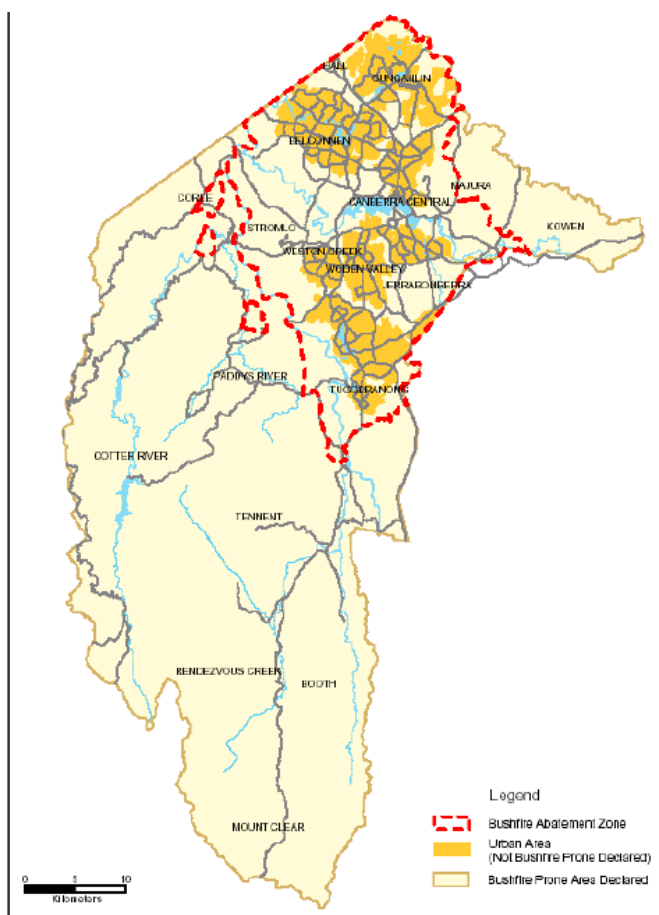
The BPA map is a single risk-based map that defines the area of the ACT that has been assessed as being at high risk to life and property due to bushfires. Canberra's built-up areas that are adjacent to forest and grassland are defined as BPAs, as is the ACT's entire rural area.

Identifying the at-risk areas on the BPA map provides the means by which people in the community can assess their personal level of risk, assist in the development of their Bushfire Survival Plan, and provide the basis for targeted community education and awareness campaigns for bushfires.

The Government is also considering mandating construction standards for buildings under Australian Standard AS 3959 – Construction of buildings in bushfire prone areas to all buildings within the BPA. Currently these standards only apply to buildings located in the rural area of the ACT.

The Bushfire Prone Area is the area of the ACT that has been assessed as being at high risk of being impacted by bushfires. Residential development within the Bushfire Prone Area is subject to additional bushfire-related construction requirements that reflect the risk posed by bushfires to that development.

The Bushfire Prone Area for the ACT was declared through the Building Regulations and came into effect on 1 September 2004. Under the declaration, all parts of the ACT outside the defined urban area have been designated bushfire prone:



In the Bushfire Prone Area, development is required to meet the provisions of the Building Code of Australia (BCA) and AS3959.

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

At present in the ACT, if an area is not declared a Bushfire Prone Area, then building to a higher construction standard is voluntary.

However, Codes under the Territory Plan can require a site specific bushfire risk assessment to be undertaken during the planning / design process. This may result in mitigation measures being required in areas not declared Bushfire Prone.

The Bushfire Prone Area will continue to be regularly reviewed and refined to reflect changes in land use and tenure, as improved vegetation mapping becomes available, and to address local and site specific issues as required.

The design and layout of subdivisions and developments must reduce the vulnerability of dwellings and residents from the impact of a bushfire. New greenfield estates must provide that all blocks on which residential uses are permitted must not face a Bushfire Attack Level (BAL) greater than 29.

As a standard approach, any intensively managed Inner Asset Protection Zone required to achieve that level must be located within the footprint of the area to be developed. Sensitive use developments which will concentrate members of the community at high risk from bushfire in the Bushfire Prone Area are not permitted. These include school buildings, hospitals, nursing homes, aged care facilities, retirement villages, childcare centres and tourist accommodation. The default standard for all new estate developments includes a continuous sealed edge road surrounding all blocks on which residential use is permitted.

ACT Bushfire Management Standards

The ACT Bushfire Management Standards will continue to describe specific design and planning requirements. These include the necessary specifications for Asset Protection Zones and requirements for access standards, such as internal public roads, ensuring adequate turning circles for emergency vehicles and new fire trails.

The Standards will also describe:

- requirements for emergency and evacuation arrangements for new and existing developments, particularly for developers and operators of sensitive use developments; and
- water infrastructure requirements to support effective fire response operations.

The Standards will also support audit programs to assess fuel management and access works conducted in an Asset Protection Zone or under the BOP.

For homeowners and builders, new dwellings, knock-down / rebuilds and other substantial renovations within the Bushfire Prone Area must comply

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

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|---|---|
| | <p>with the bushfire related construction requirements in the Building Code of Australia.</p> |
| <p>Planning for Bushfire Risk Mitigation General Code (Code)</p> | <p>The Planning for Bushfire Risk Mitigation General Code (the Code) supports the Territory Plan and provides guidance to mitigate adverse impacts from bushfires in the ACT. In particular, the Code addresses the planning and development processes and is taken into account by the ACT Government when determining estate development plan development applications.</p> <p>To ensure that there is a high level of compatibility between the ACT and NSW, this Code refers to the NSW Government's <i>Planning for Bushfire</i>.</p> <p>The Code is complementary to the ACT Emergency Services Authority's <i>Strategic Bushfire Management Plan Version 1 (SBMP)</i>.</p> <p>These planning frameworks are supported by fire management zones, which identify key areas that warrant specific fuel management actions to reduce risk to the urban area. These include Asset Protection Zones, which are areas immediately adjacent to assets such as residential properties that require intensive fuel management to minimise fuel loads, and Strategic Firefighting Advantage Zones, which are strategically located corridors or land, located and managed to break up major fire runs that would otherwise impact on residential areas.</p> |
| <p>Bushfire Risk Assessment</p> | <p>To determine the level of risk and required mitigations measures in a Bushfire Prone Area, a bushfire risk assessment is required in accordance with the BCA, consistent with AS 3959, and the completed building work must comply with the BCA.</p> |
| <p>Territory Plan</p> <p>The <u>Territory Plan</u> is a statutory document that guides planning and development in the ACT to provide the people of the ACT with an attractive, safe and efficient environment in which to live, work and play.</p> <p>https://www.planning.act.gov.au/planning-our-city/territory_plan</p> | <p>The Territory plan is used to:</p> <ul style="list-style-type: none"> • Manage development in the ACT, particularly how land is used and what can be built • Assess development applications • Guide the development of new estates and the management of public land. <p>The Territory Plan contains the following:</p> <ul style="list-style-type: none"> • A statement of strategic directions • A map, including zones and overlays • Objectives and development tables for each zone • Codes (including the Bushfire Code). |

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

The Territory Plan uses zones to specify the planning controls for a particular area or block of land. These zones determine how the land can be used and what can be built.

There are 23 different zones which are divided into seven main groups:

- Residential
- Commercial
- Industrial
- Community facility
- Parks and recreation
- Transport and services
- Non-urban zones

Overlays apply to area that have special controls in place: for example, public reserves, future urban areas, or areas with special requirements under the National Capital Plan.

There are three assessment tracks under the Territory Plan:

- Code track – applies to simpler developments that meet all the relevant rules in the Territory Plan.
- Merit track – applies to proposals that do not meet all of the rules of the Code.
- Impact track – applies to proposals that are ‘major’ in scope or impact under Schedule 4 of the *Planning and Development Act 2007*.

BAL assessment

An automated BAL assessment tool is available in the ACT and is publicly available on **ACTMapi** (<https://actmapi.act.gov.au/>).

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

Understanding the bushfire attack level

The AutoBAL automated model assesses the BAL for properties located in a Bushfire Prone Area. The BAL measures the bushfire risk at that location, based on distance from, and type of, vegetation and the slope.

The automated process allows large-scale assessments in much less time than manual assessment, with the tool processing 16,000 assessments in one hour.

AutoBAL will be used to assist in more effective targeting of bushfire mitigation practices, including community education and awareness and fuel management; and reduce building assessment requirements on the community, particularly for areas modelled as having BAL Low or BAL 12.5 ratings.

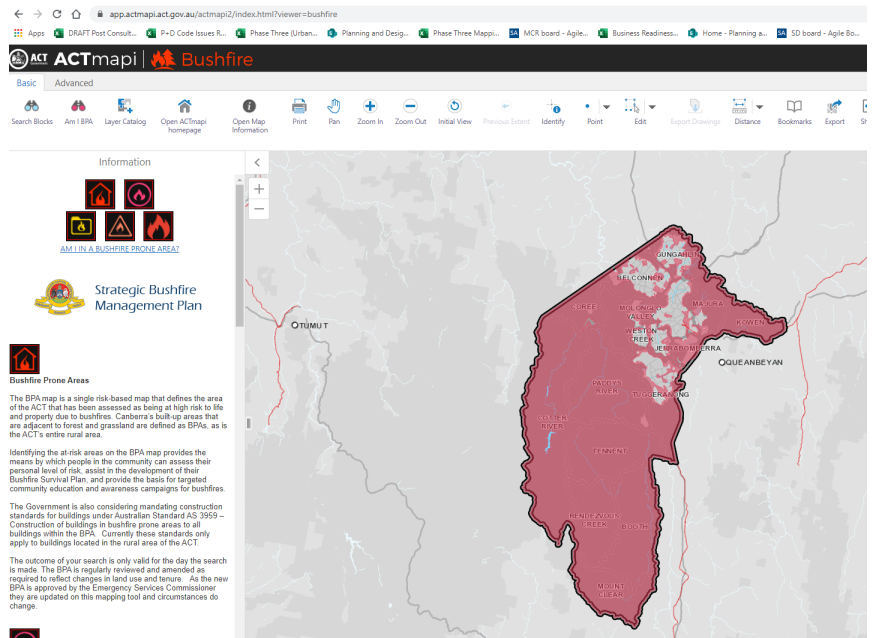


AutoBAL results are available on ACTMAPi (www.actmap.gov.au)

Legend

| | |
|----------------------------|----------------------------|
| BAL=Low | BAL=12.5 Kw/m ² |
| BAL=19.0 Kw/m ² | BAL=29.0 Kw/m ² |
| BAL=40.0 Kw/m ² | BAL=Flame Zone |

Source: https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.act-yoursay.files/5215/5770/1708/SBMP_V4_DRAFT.pdf



BAL (bushfire attack level) assessment usually forms part of a Bushfire Hazard Report which is necessary to meet the legislative compliance when building or sub-dividing in a bushfire-prone area.

Developments that are closer to bushfire-prone vegetation will be assessed as having a higher BAL and as a result, more rigorous building construction standards will be required.

AUSTRALIAN CAPITAL TERRITORY PLANNING FRAMEWORK

Bushfire prone areas are identified in the **bushfire hazard overlay** within a local planning scheme.

Bushfire attack level is a graded assessment of the severity and risk for a building's exposure to ember attack, radiant heat and direct flame contact.

The higher the BAL level, the more restricted the building infrastructure is required, which can significantly increase the cost. Ratings of BAL-29 or higher typically involves significant building requirements.

Bushfire attack levels are assessed under Australian Standard **AS3959-2009** – *Construction of buildings in bushfire-prone areas*, and BAL ratings can be reduced with **firebreaks** and **fire management lines**.

Some planning schemes require BAL assessments to be included in a **bushfire hazard assessment (BHA)**. A bushfire hazard assessment includes local details of fire history and behaviour in a macro and site context.

Some developments in **bushfire prone areas** also require a **bushfire management plan (BMP)** that are compliant with the local government planning scheme and the state planning policy – *Natural hazards risk and resilience*. **Bushfire management plans** take into consideration BAL ratings, macro and site context, environmental features, fire management lines and trails, water supply, access requirements etc. BMPS are also required to meet the local council planning outcomes and objectives.

NORTHERN TERRITORY (NT)

Strategic Framework

The strategic framework is made up of plans and policies that form part of the [NT Planning Scheme](#).

They cover different areas of the NT and are arranged in the following order:

- Territory-wide policy
- Regional land use plans
- Sub regional land use plans
- Area plans.

These don't seem to address bushfire risk – including in remote areas.

Northern Territory Planning Scheme

The Northern Territory Planning Scheme (NTPS) 2020 is the rule book for land use and development in the NT. The scheme covers the whole of the NT, except for Jabiru, which has the Jabiru Town Plan.

The NT Planning Scheme has four main parts:

- [Strategic framework](#) - made up of strategic policies and plans that guide changes to land use
- [Overlays](#) - that identify and give special rules for factors that could affect land use
- [Zones](#) - that control the types of use and development allowed in an area
- [Development and subdivision requirements](#) - provide direction on how a use or development should look or operate.

These parts work together to guide how development happens in the NT.

Overlays are used to identify risks and factors that can affect land use and development and can be accessed by going to the following NT Atlas mapping tool:

https://www.ntlis.nt.gov.au/imfPublic/imf.jsp?site=nt_atlas

In looking at the list of Overlays, there doesn't seem to be a Bushfire Overlay. Also couldn't find any specific development, subdivision and consolidation requirement in the NTPS that relates to mitigation of bushfire risk.

Assessment categories include:

- Permitted
- Merit assessable
- Impact assessable
- Prohibited.

NORTHERN TERRITORY PLANNING FRAMEWORK

Planning to address Bushfire Risk

Bushfire-management responsibilities are split between the property owners and the NT Fire and Rescue Service.

https://depws.nt.gov.au/_data/assets/pdf_file/0010/695071/bushfires-nt-rural-property-bushfires-rural-property-planning-guide.pdf

From November 2016, the Bushfires Management Act provides a response to mitigation management and suppression of bushfires outside of the Emergency Response Area of cities and towns.

<https://depws.nt.gov.au/bushfire-information-and-management/legislation-and-policy/bushfires-act-nt>

NORTHERN TERRITORY PLANNING FRAMEWORK

Bushfire Prone Areas

In Bushfire Prone Areas, development is required to meet the provisions of the Building Code of Australia (BCA) and AS3959.

If an area is not declared a Bushfire Prone Area as in the NT, then building to a higher construction standard is voluntary.

ATTACHMENT F – BUSHFIRE MAPPING METHODOLOGY

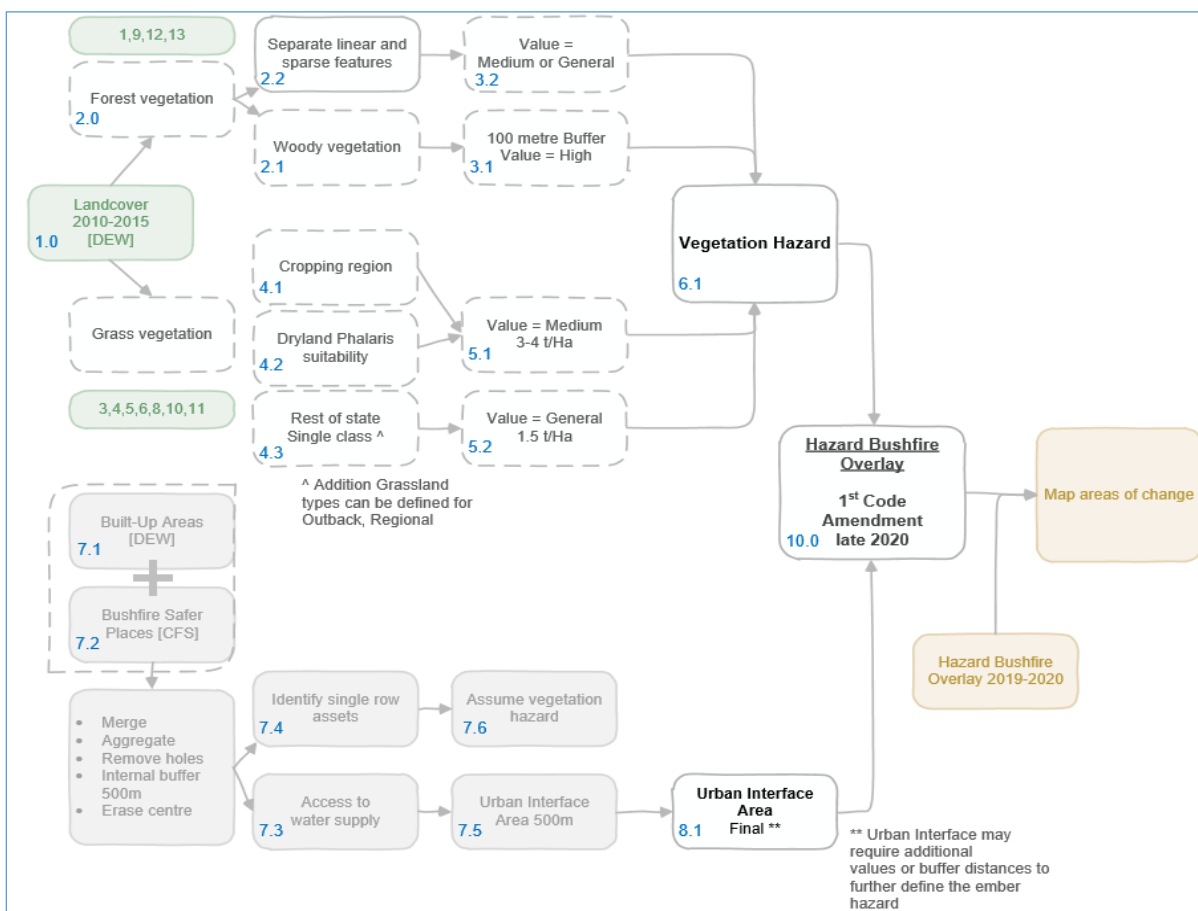
F1 Mapping Methodology

Background

The Minister for Planning may consider updating the extent of bushfire hazard overlays, in the South Australian Property and Planning Atlas (SAPPA), using Part 1 of the Code and section 71(e) of the Act, where the proposed changes are consistent with the Bushfire Mapping Methodology and modelling that was used to prepare the bushfire hazard mapping for the State-wide Bushfire Hazard Overlay Code Amendment, as outlined below:

State-wide Bushfire Hazards Overlay Code Amendment

Model Process Diagram 1



Spatial data and information used to determine the appropriate hazard level

Cell sizes – Geographic coordinate system – Table 1

The cell sizes used in the spatial modelling are detailed in the table below:

| GDA94 DD | Area Ha (approx.) | Length m (approx.) | Area m2 (approx.) | Pixels per m2 Area |
|----------|-------------------|--------------------|-------------------|--------------------|
| 0.00025 | 0.0625 | 25 | 625 | 1 |

| | | | | |
|---------|--------|--------|-------------|---------|
| 0.00050 | 0.25 | 50 | 2,500 | 4 |
| 0.00100 | 1 | 100 | 10,000 | 16 |
| 0.00500 | 25 | 500 | 250,000 | 400 |
| 0.010 | 100 | 1,000 | 1,000,000 | 1,600 |
| 0.05 | 2,500 | 5,000 | 25,000,000 | 40,000 |
| 0.1 | 10,000 | 10,000 | 100,000,000 | 160,000 |

GCS GDA 94 – are generalised measures only as pixels are not exact squares with equal sides. The variation across South Australia is 26.2m (northern) to 24.6m (southern) – “DEW SA Scaled Area Grid information”.

Vegetation Data Processing

Vegetation data from Department for Environment and Water (SA Land Cover 2010-2015) was used as part of the mapping methodology to help determine the correct hazard level for a specific area (**1.0 in Model Process Diagram 1 above**). The data applied to the entire state and included a 25 metre resolution (See Table 1 above). The data was produced from a research collaboration between DEW, the Arthur Rylah Institute for Environmental Research (ARI) and Geoscience Australia (GA) and was based on Landsat spectral bands and complex modelling.

Land cover classes were assigned into 2 Vegetation classes – Forest & Grass. Forrest fires and grass fires behaviour differently and therefore a different mapping methodology was used to determine the appropriate level of hazard that needs be applied to each class of vegetation. Forrest vegetation was separated into High and Medium Hazard, and Grass Vegetation was separated into Medium or General Hazard.

The data is not linked to allotment or parcel boundaries and therefore more than one hazard can be applied to an allotment. This will provide more accurate information regarding the extent of hazard and will help to reduce the numbers of applications being referred to the CFS.

Forest Vegetation

Forrest Vegetation is defined as including woody vegetation (forest/woodland/shrub) equal or greater than 1m in height (**2.1 in Model Process Diagram 1 above**). Although this is a broader definition than the specified vegetation sub groups used in the BPA modelling from 2006, it still aligns well to the BPA-2012 High Risk Areas. Forest vegetation includes native vegetation (trees and shrubs), exotic trees and plantations (hard or soft wood).

Forrest Vegetation that is comprised of separate linear parcels and areas of sparse, small or linear woodland vegetation were identified and tagged for review. These features were classified as open woodland and in these areas the understorey (grass hazard) were also used to determine the hazard overlay. These areas have generally been defined as having a Medium Hazard (**2.1 in Model Process Diagram 1 above**).

Grass Vegetation

Grass vegetation was defined using these classes; Non-Woody Native Vegetation less than 1m in height, Dryland Agriculture, Irrigated Non-Woody Vegetation, Orchards/ Vineyards, Saltmarsh Vegetation, Wetland Vegetation and Natural Low Cover.

To simplify this data, the classes of vegetation were grouped into two classifications based on minimum fuel loads (3-4 t/ha = Medium Hazard and 1.5 t/ha = General Hazard) and this was used to generate a single background surface at a scale of 100 km² blocks. These blocks where then categorised as, either Medium or General Hazard.

Fireline Intensity (FLI)

Fireline intensity is the rate of energy release per unit length of fire front expressed in kilowatts per metre (kW/m).

Previously defined Fireline Intensity class breaks of 4,000 kW/m and 2,000 kW/m were not used to determine High, Medium or General Hazard but rather the vegetation extent as a whole.

| Fire Intensity Value (kW/m) | Interpretation |
|-----------------------------|----------------|
| >4000 | High hazard |
| 2000 to 4000 | Medium hazard |
| <2000 | General hazard |

BAL and Fireline Intensity are not directly related to mapping and BAL assessment. While the BAL assessment, makes use of the Fireline Intensity, it also includes further complex calculations that take into account building footprint, slope to vegetation and distances to vegetation.

Fuel Load

Fuel load is measured in tonnes per hectare (t/ha) and describes the amount of fallen bark, leaf litter, small branches or grass accumulating in the landscape. Generally speaking, the greater the fuel load, the hotter and more intense the fire.

Fuel load standards or maximums were used, within the modelling, to help determine Bushfire hazard levels.

Forest Fire Danger Index

As part of the methodology the following conditions were set for all of the study areas. It was determined that these weather conditions would be exceeded for at least 1 to 2 days per bushfire season on average across all study regions. These conditions are considered to be equivalent to a Forest Fire Danger Index (FDI) of 80.

| Weather Scenario for a Forest Fire Danger Index of 80 | |
|---|------------|
| Air Temperature | 38 degrees |
| Relative Humidity | 10% |
| Wind Speed | 40 Km/hr |
| Grass Curing | 100% |

Slope

Fires pre-heat their fuel source through radiation and convection. As a result, fires accelerate when travelling uphill and decelerate travelling downhill. The steepness of the slope plays an important role in the rate of fire spread. The speed of a fire front advancing will double with every 10 degree increase in slope, so that on a 20 degree slope, its speed of advance is four times greater than on flat ground.

It was decided however that it was not necessary to use slope when determining the Hazard level because incorporating a Forest Fire Danger Index (FDI) of 80 in the methodology meant that the Fire Line Intensity would only require a minimum fuel load of 9 t/ha to meet the existing criteria for High Hazard. Furthermore, this approach aligns closely with the requirements in the existing Hazards (Bushfire – High Risk) Overlay that requires a development application to be referred to the CFS for a localised BAL assessment.

Limiting Factors

Zone boundaries, property boundaries and land use types were not used to limit or alter the extent and impact of the vegetation hazard.

Naming Conventions

The naming convention of High, Medium and General Hazard was retained in the new modelling.

Bushfire Safer Place

A Bushfire Safer Place is an area that has been designated as a place of relative safety, including Adelaide Metropolitan area, outer suburbs and rural settlements. They are suitable for use during forecast bad fire weather or during bushfire. May be subject to sparks, embers and smoke.

This is an area that has been determined by the CFS to be safe from bushfire based on having a higher Fire Danger Index rating. These are bounded areas rather than specific places like a school or oval. There can be a Fire Danger Index based on Forrest/Woodland areas (FFDI) or Grassland (GFDI) because the behaviour of these fires is different.

Bushfire Last Resort Refuge

A Bushfire Last Resort Refuge is a space or building you could go to and remain in during a bushfire in your area, including ovals and buildings in rural areas. It should only be used if your plan has failed, and you cannot reach a designated Bushfire Safer Place. It is not suitable for extended use and provides only limited protection during bushfire, it also does not have implications for the surrounding area or mean that the area around the Bushfire Last Resort Refuge is a safer place. The Bushfire Last Resort Refuge therefore was not used in the modelling to classify the level of Bushfire Hazard in a particular area.

High Hazard Areas

The BPA-2012 process tested whether a property parcel contained more than 25% forest including a 100m buffer from the measured forest vegetation. When the percentage of the parcel containing forest was deemed to be greater than or equal to 25%, the entire parcel (allotment) was rated as High and mapped accordingly.

The existing Hazards (Bushfire – High Risk) Overlay spatial layer was derived from the broad capture of Forest vegetation cells from the DEW - SA Land Cover (Likely) 2010-2015. Once captured, a buffer of 100 metres from the edge of the Forest vegetation, was included in the High Hazard to help protect against the impacts of radiant heat and ember attack.

The use of the 100 metre buffer from the edge of the Forest vegetation has been continued in the proposed modelling, to maintain the minimum area affected by radiant heat and ember attack.

This approach has allowed for a continued alignment to the BPA-2012 High Risk mapping (**2.0, 2.1 & 3.1 in Model Process Diagram 1 above**).

The Fireline Intensity value of 4000 kW/m was previously used to determine the existing bushfire Hazard Levels.

| Fire Intensity Value (kW/m) | Interpretation |
|-----------------------------|----------------|
| >4000 | High hazard |
| 2000 to 4000 | Medium hazard |
| <2000 | General hazard |

The Fireline Intensity value was originally based on CFS information and the AS3959-1999 standard. The standard has since been updated however, AS3959-2009 now references the six BAL levels (BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ). BAL and FLI are not directly mapped and while the FLI forms part of the BAL assessment, there are other complex calculations that used to determine the correct BAL for a specific area, including location of buildings, vegetation classification, slope, fuel load, wind speed or Forrest Danger Index.

If the existing weather scenario for FDI 80 with zero slope is used in the new modelling, the FLI class would only require a fuel load of 9 t/ha to meet the previous threshold of 4,000 kW/m. This is below the DEW 2019 state-wide maximum fuel load classes and therefore all forest/woodland/shrubs greater than 1m in height and larger than 10ha in size have been included in the High Hazard.

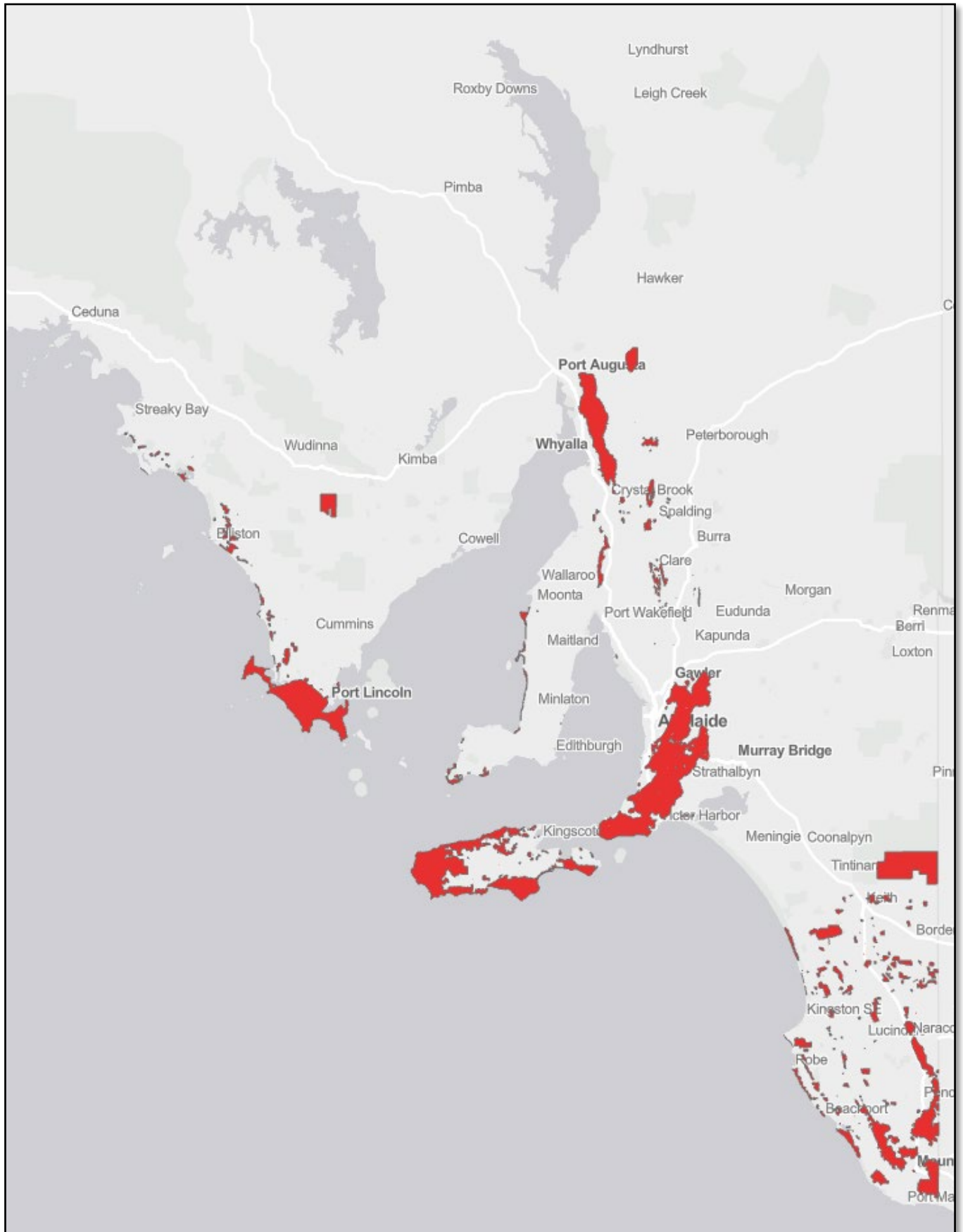
This outcome aligns with the existing Hazards (Bushfire – High Risk) Overlay policies that require specific development applications to be referred to the CFS for a localised BAL assessment.

High Hazard has been applied as follows:

1. The Overlay has been derived from the broad capture of Forest vegetation cells from the **DEW - SA Land Cover (Likely) 2010-2015**, which are then buffered by 100 metres.
2. All vegetation classified as forest/woodland/shrub (greater than 1 metre in height), the **DEW - SA Land Cover (Likely) 2010-2015**, has been categorized as either High or Medium Hazard
3. The High Bushfire Hazard has been applied to small parcels (less than 10ha) of forest/woodland/shrub that are not located more than 100m from neighboring High Hazard
4. The High Bushfire Hazard has been applied to small parcels (less than 10ha) that form part of a continuous section of forest/woodland/shrub. These areas are not separated enough to provide an adequate break and therefore they need to be considered as one area.
5. Smaller parcels (less than 10ha) of forest/woodland/shrub that are located more than 100m from a High Hazard and do not form part of continuous section of forest/woodland/shrub will be classified as Medium Hazard.
6. The High Bushfire Hazard has been applied to Medium Bushfire Hazard Areas, General Hazard Areas or Urban Interface Areas that are surrounded by or located adjacent to a High Bushfire Hazard and less than 20 hectares.
7. The High Bushfire Hazard includes a 100-metre buffer that has been added to the edge of the High Bushfire Hazard to provide greater protection against embers and radiant heat. In some cases where the Urban Interface Overlay has been applied based on the **DEW Built Up Areas polygon layer** (SA Land Cover 2010-2015) and the **CFS Bushfire Safer Places layer**, the Urban Interface Overlay has been applied to the edge of the High Hazard vegetation and, as such, the 100 metre buffer has not been included in the High Hazard Layer. The Urban Interface Overlay, however, includes provisions for the first 100m of land adjacent the High Hazard Layer
8. Small areas of Urban Interface (less than 300m wide) may not have a sufficient build pattern/density to disrupt or interrupt the penetration of a bushfire or grassfire and therefore these areas have been manually integrated into the underlying Hazard Layer in the Hazards (Bushfire – Regional) Overlay.
9. Where no risk category or the Urban Interface Overlay has been applied to an 'Extreme' area from the BMAP data, one of the following changes were made:

- a) Where a Bushfire Safer Place exists, then the Urban Interface Overlay has been clipped to the boundary of the Bushfire Safer Place and the underlying Hazard layer has been applied to the remaining area
 - b) Where a Bushfire Last Resort Refuge exists, the Urban Interface Overlay has been removed and replaced with the highest adjoining Hazard Layer
 - c) Where no Bushfire Safer Place or Bushfire Last Resort Refuge exists, the vegetation mapping has been used to assign either the Medium or High Hazard layer; or
 - d) Where no Hazard layer has been applied to an area, the highest adjoining Hazard layer has been applied.
10. The High Bushfire Hazard has been applied to Medium Bushfire Hazard Areas in parts of Kangaroo Island to reflect the extent of the recent bushfires. Many of these areas were originally mapped as High hazard, and subsequently reduced to a medium rating during the PAR process 2009-2012.

Hazards (Bushfire – High Risk) Overlay Mapping (Current)



Medium Hazard Areas

Forest Vegetation

Areas of sparse, small or linear woodland vegetation have been defined and classified as open woodland or open shrubland, using a background/understorey value for the Grass hazard. These areas have then been defined as Medium Hazard.

Areas of less than 1 hectare and along road reserves had already been reclassified in the BPA-2012 processing and these areas were absorbed into the General Hazard spatial layer.

Grass Vegetation

The final modelling output uses standard Grass fire models (CSIRO, Cruz et al) and CFS/DEW supported fuel loads of 1.5 t/Ha and 3.0 t/Ha to generate a Fireline Intensity.

The new modelling is proposing to apply the Medium Hazard to the medium areas defined in the BPA-2012, except where the area has been determined to be High Hazard and where the 100m buffer has been applied.

The proposed Hazards (Bushfire) Overlay includes policies that seek to avoid sloping land for the siting of habitable buildings and buildings for at risk communities.

The methodology used to develop the Hazard Bushfire Overlay spatial layers demonstrates that the Fireline Intensity classes are different for grass fires with different fuel loads. Grassland areas do not have the same measure/scale in terms of suppression requirements or the same radiant heat impacts as defined in the Building standard AS3959:2018. Therefore, where grassland has been classified as cropping areas, a minimum fuel load of 3.0 t/ha has been applied to reflect the minimum fuel load at peak/growth season.

Slope has not been calculated for this mapped output as the maximum level of Medium aligns with a minimum BAL of 12.5 – low risk, which is primarily concerned with the protection of buildings from ember attack and radiant heat.

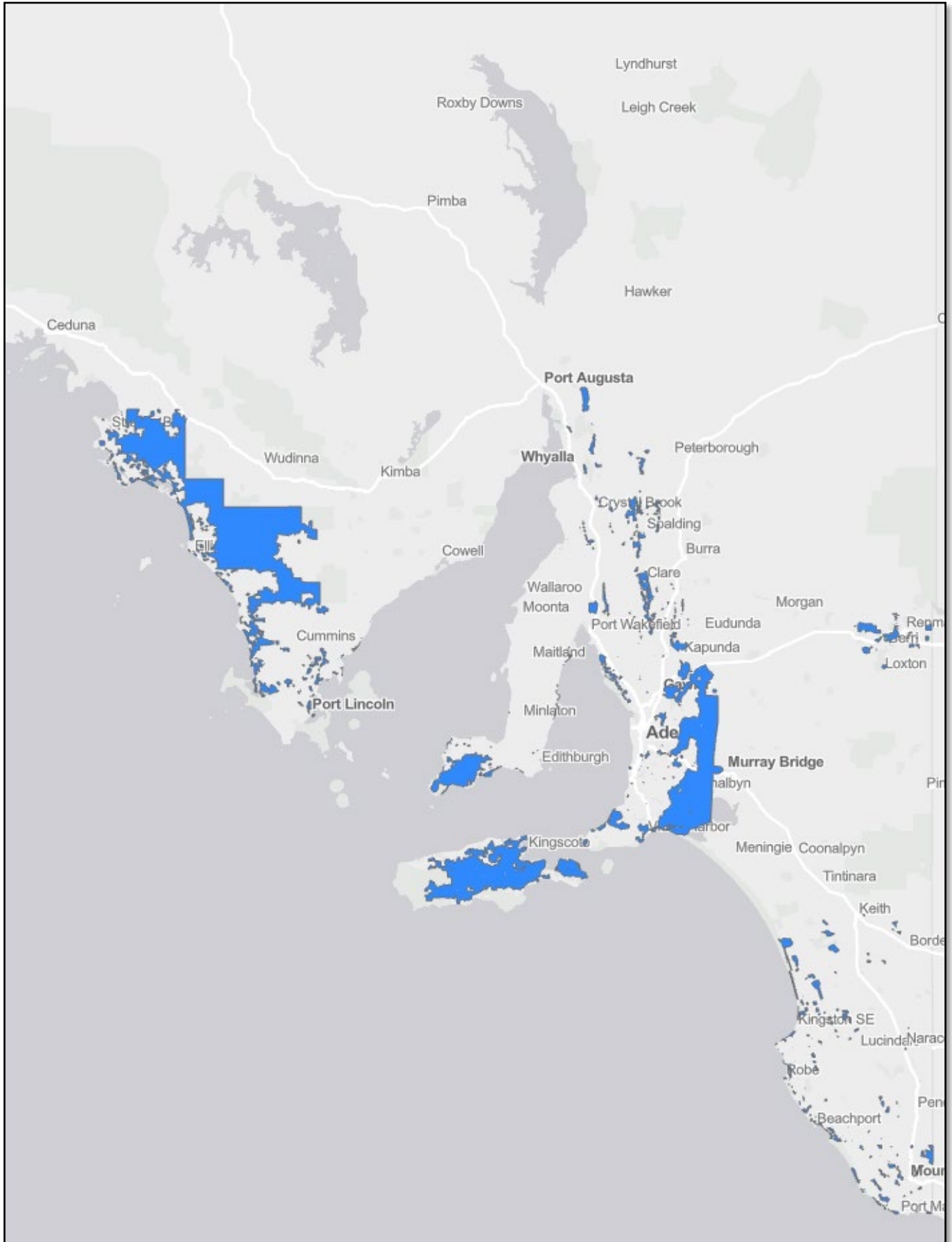
On this basis, it was determined that grassland areas that have a minimum fuel load of more than 3.0 t/Ha would be classified as Medium Hazard.

| Grass | Fuel load t/ha |
|---------------|----------------|
| Medium Hazard | 3.0 |

Medium Hazard has been applied as follows:

1. The Medium Bushfire Hazard has been applied to open woodland or shrubland that is comprised of sparse, small or linear vegetation, derived from the broad capture of Forest vegetation cells from the DEW - SA Land Cover (Likely) 2010-2015.
2. Woodland or shrubland fires behave differently to grassfires and, as such, they are classified as being either High Hazard or Medium Hazard depending on the size of the area and the level of vegetation within that area.
3. Medium Bushfire Hazard has been applied to grassland that is classified as cropping, areas that are suitable for Phalaris grass production or grassland areas that have the potential to generate higher grass fuel loads, based on PIRSA data. These areas were considered to have a minimum fuel load of 3 t/Ha at the peak/growth season. The level of protection required for this type of Hazard is consistent with BAL 12.5, which is primarily concerned with protection of buildings from ember attack and radiant heat.
4. The High hazard layer has been applied to Medium Hazard areas that are smaller than 20 hectares and surrounded by or adjacent to a high hazard area.

Hazards (Bushfire – Medium Risk) Overlay Mapping (Current)



General Hazard Area

Where areas of grassland are located outside of the crop production areas or are deemed to be suitable for Phalaris grass production, a fuel load of 1.5 t/ha has been applied and these areas have been defined as General Hazard.

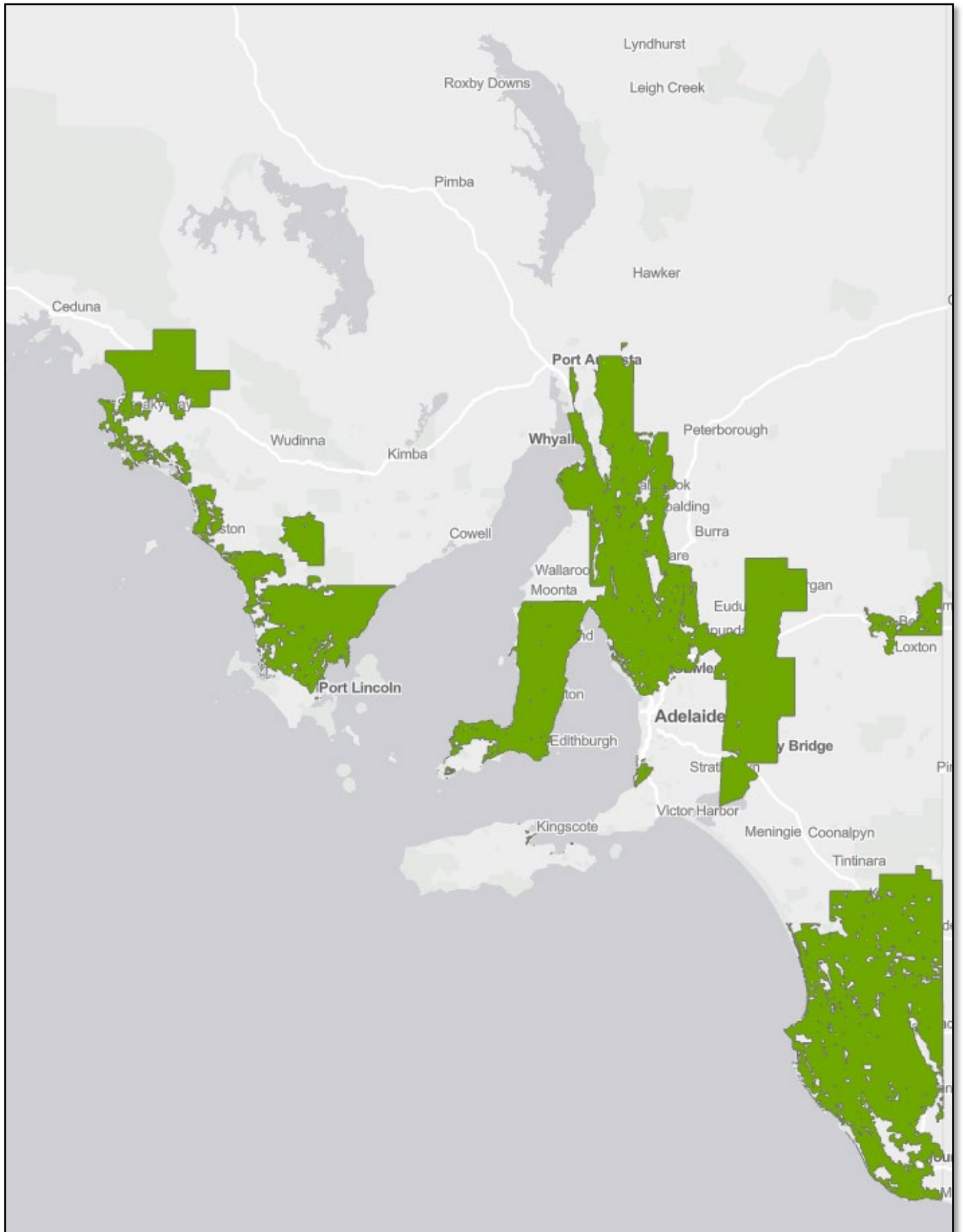
The BPA-2012 General Hazard policies and mapping will be carried across into the Hazards (Bushfire) Overlay. In addition to this, the General Hazard Layer will be applied to sections of the existing Hazards (Bushfire – Regional) Overlay, which is proposed to be removed from the Code, based on the underlying vegetation hazard, determined from the modelling.

The Urban Interface Hazard Layer has been applied as follows:

1. The General Bushfire Hazard has been applied to grassland areas that are located outside of crop production areas and areas that are suitable for Phalaris grass production.
2. The General Hazard layer has been applied to these grassland areas because they do not have the potential to generating higher fuel loads. Therefore, an estimated fuel load of 1.5 t/ha has been applied to these areas.
3. The High hazard layer has been applied to General hazard polygons that are smaller than 20 hectares and surrounded a high hazard area.

| Grass | Fuel load t/ha |
|----------------|-----------------------|
| General hazard | 1.5 |

Hazards (Bushfire – General Risk) Overlay Mapping (Current)



Hazards (Bushfire – Urban Interface) Overlay

The Urban Interface Overlay policies relate to the provision of access through to bushfire risk areas, the protection of life and property from the threat of bushfire, the dangers posed by ember attack, and to facilitate evacuation to areas safe from bushfire danger.

The methodology used to prepare the Hazards (Bushfire – Urban Interface) Overlay mapping will provide a more accurate reflection of built up urban areas and areas that are adjacent to high bushfire hazard areas.

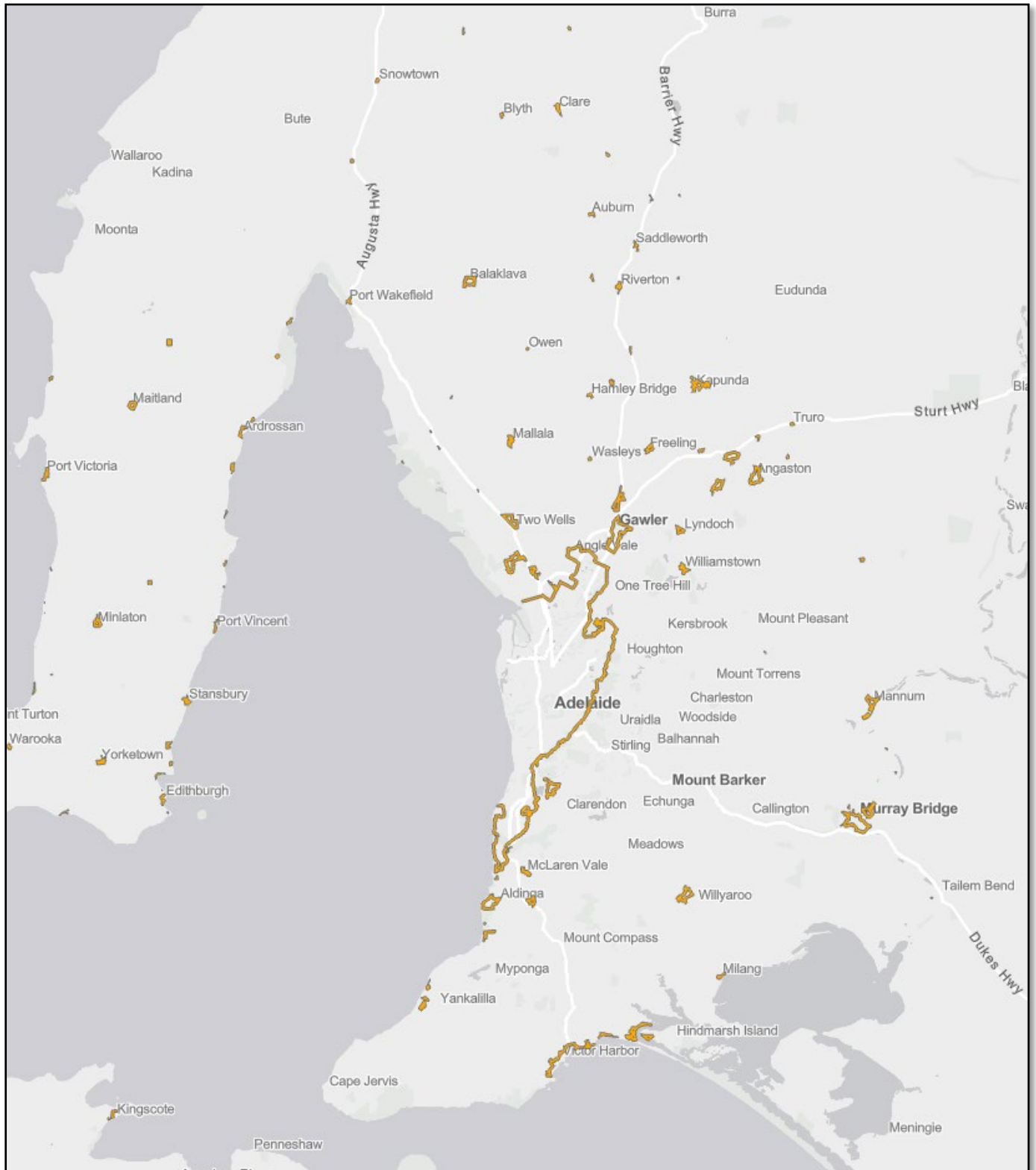
Class 1, 2 and 3 buildings within the Hazards (Bushfire – Urban Interface) Overlay and 100 metres of a High Hazard area will require a BAL assessment to be carried out in accordance with AS 3959.

The construction of these Class 1, 2 and 3 buildings, therefore, will need to include protection from ember attack and radiant heat and provide the minimum water supply and fittings required for the site based on the assessed BAL level.

The Urban Interface Hazard Layer has been applied as follows:

1. 500m from the perimeter of High Hazard areas, where there is no other adjacent Hazard.
2. To urban areas of residential density and larger townships. The **DEW Built Up Areas polygon layer** (SA Land Cover 2010-2015) and the **CFS Bushfire Safer Places layer** have been used to define the edge of these built-up areas, except where they intersect with a BMAP Extreme area
3. Where no risk category or the Urban Interface Overlay has been applied to an 'Extreme' area from the BMAP data, one of the following changes were made:
 - a) Where a Bushfire Safer Place exists, then the Urban Interface Overlay has been clipped to the boundary of the Bushfire Safer Place and the underlying Hazard layer has been applied to the remaining area
 - b) Where a Bushfire Last Resort Refuge exists, the Urban Interface Overlay has been removed and replaced with the highest adjoining Hazard Layer
 - c) Where no Bushfire Safer Place or Bushfire Last Resort Refuge exists, the vegetation mapping has been used to assign either the Medium or High Hazard layer; or
 - d) Where no Hazard layer has been applied to an area, the highest adjoining Hazard layer has been applied.
4. To Schools, industrial areas and commercial areas that are located within townships and surrounded by an existing Urban Interface Overlay.
5. Small areas of Urban Interface (less than 300m wide) may not have a sufficient build pattern/density to disrupt or interrupt the penetration of a bushfire or grassfire and therefore these areas have been manually integrated into the underlying Hazard Layer in the Hazards (Bushfire – Regional) Overlay.
6. The Hazards (Bushfire - Urban Interface) Overlay has been applied to parts of the Coober Pedy and Roxby Downs townships where the Hazards (Bushfire - Regional) Overlay currently applies.

The Hazards Urban Interface Layer (Current):



Hazards (Bushfire – Outback) Overlay

The outback areas are comprised of a low population with sparse assets and a constrained CFS response beyond those areas where brigades and settlements exist.

The Outback is subject to regular and large grassfires every few years. Notwithstanding this, fire suppression activities are not generally undertaken, within large portions of the Outback, due to the remoteness and inaccessibility of much of the country (CFS 2019 Outback BMA).

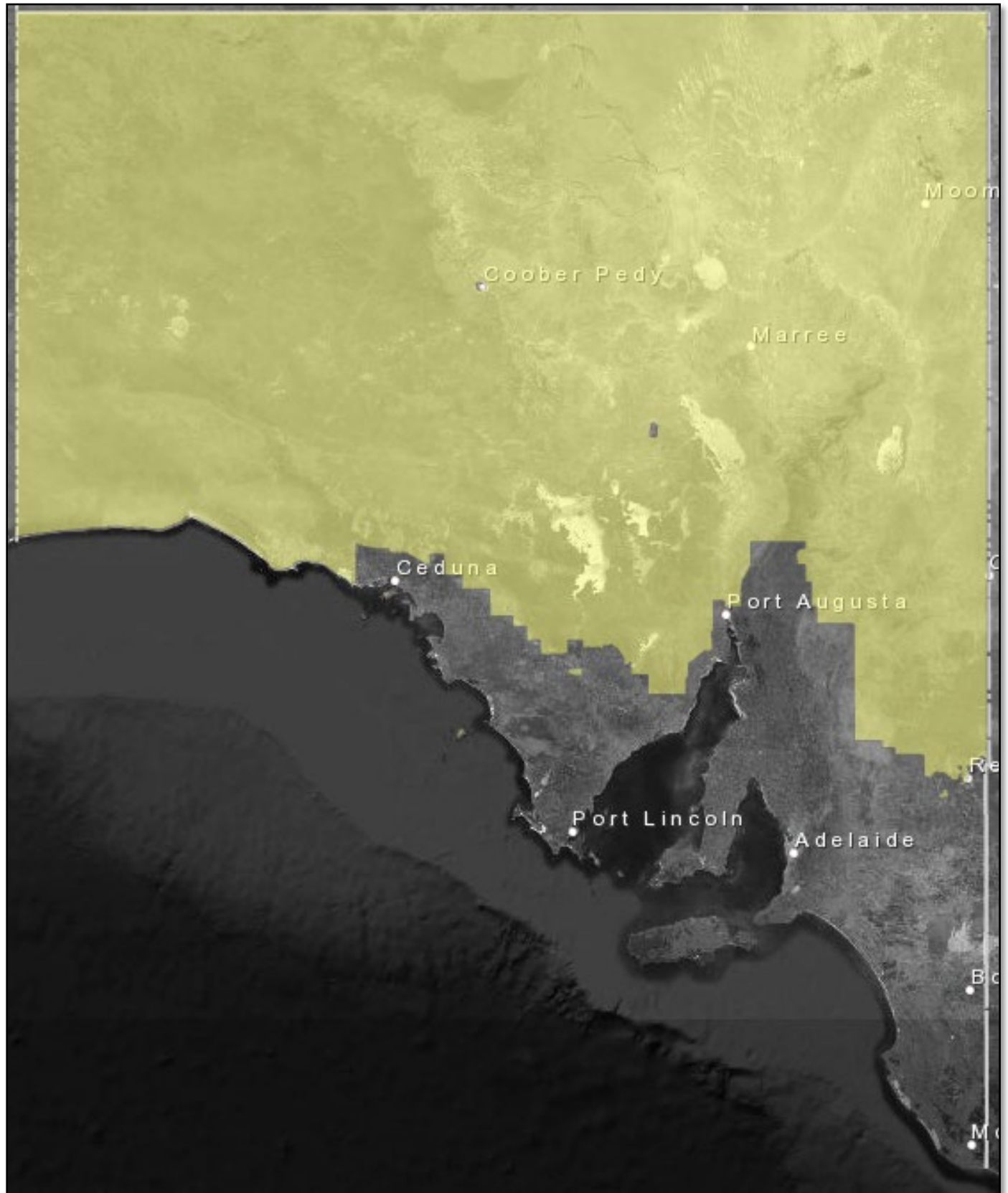
Furthermore, fires within the Outback can travel enormous distances unchecked through much of the landscape.

Therefore it was determined that vegetation mapping was not required to support the application of the overlay and, as such, the proposed Hazards (Bushfire – Outback) Overlay remains largely unchanged.

The Hazards (Bushfire – Outback) Overlay mapping has been prepared using following methodology:

1. It has been applied to the outback and remote areas including land that is not located within a council area.
2. It has been applied to offshore islands that are considered large enough to accommodate development.
3. In areas, where mapping has been undertaken, the existing Hazards (Bushfire Outback) Overlay has been replaced with the underlying Hazard, as determined by the vegetation modelling.
4. There are also four previously unincorporated areas that been removed from the existing Hazards (Bushfire Outback) Overlay and these areas have been replaced with the underlying hazard, as determined by the vegetation modelling.

The Hazards Outback Layer (Current):



F2 Criteria for a new plan of division in a High Bushfire Hazard Area

The Hazards (Bushfire) Overlay may be updated to change a portion of the High Bushfire Hazard Area to Medium Bushfire Hazard Area where:

- (a) the High Bushfire Hazard Area currently applies to allotments that form part of a new plan of division for the creation of 10 or more additional allotments, which has been deposited in the Land Titles Office;
- (b) the new allotments are currently located within a neighbourhood zone in the Planning and Design Code;
- (c) the land division application for the new plan of division clearly articulates the intent to reduce the bushfire hazard level within the site from High Bushfire Hazard to Medium or General Bushfire Hazard and includes a site specific bushfire vegetation management plan, which identifies the existing vegetation within the entire site and the extent of vegetation that will be removed from within the site;
- (d) the area, which is proposed to be reduced from High Bushfire Hazard to Medium or General Bushfire Hazard, is not located within 100 metres of any existing High Bushfire Hazard Area located outside of the new plan of division, to maintain a 100 metre buffer within the new allotments and provide an adequate separation between the Medium and High Bushfire Hazard Area;
- (e) the site specific bushfire vegetation management plan seeks to manage vegetation within any portion of the site that is located within 100 metres of any existing High Bushfire Hazard Area located outside of the new plan of division, to provide a buffer from High Bushfire Hazard areas located outside of the site;
- (f) the management and removal of vegetation outlined in the site specific bushfire vegetation management plan is sufficient to reduce the bushfire hazard level within the site from High Bushfire Hazard to Medium or General Bushfire Hazard;
- (g) the approved land division application for the new plan of division requires the vegetation to be removed in accordance with the site specific bushfire vegetation management plan and prior to the construction of any habitable buildings within the site;
- (h) the site specific bushfire vegetation management plan formed part of the land division application for the new plan of division, which was referred to CFS for expert assessment and direction, and the CFS did not object to the proposal to reduce the bushfire hazard level from High Bushfire Hazard to Medium or General Bushfire Hazard by managing and removing vegetation in accordance with the site specific bushfire vegetation management plan;
- (i) where relevant, the land division application for the new plan of division included a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017*, which outlines the management and removal of native vegetation being proposed in the site specific bushfire vegetation management plan; and
- (j) the land division application for the new plan of division and, where relevant, the native vegetation report were referred to the Native Vegetation Council for expert assessment and direction.