

FACT SHEET

Bushfire Prone Areas Overlay

What is a natural hazard?

A natural hazard is a naturally occurring event that may have a negative effect on humans or the environment. A natural hazard can adversely impact the economy, and damage property or infrastructure.

Planning for natural hazards is important to reduce risks to people and property, and to improve the community's capacity to respond to and recover from natural events.

The draft planning scheme has requirements for development that address natural hazards. Natural hazards include bushfires, flooding, steep topography and landslides, which are all listed as **state interest matters** by the state government. It is a requirement that these state interest matters are appropriately reflected in the new Ipswich planning scheme.

Watch our [video](#) for more information.

How does the planning scheme identify bushfire prone areas?

Overlay mapping is used to identify Bushfire Prone Areas. Overlays are shown as a series of online maps and are also contained in pdf form in [Schedule 2](#) of the draft planning scheme.

The **bushfire overlay mapping** shows Bushfire Prone Areas, which trigger specific requirements for how land can be developed or used in the planning scheme.

The **Bushfire Prone Areas Overlay Code** lists the requirements for development to address potential bushfire risk in bushfire prone areas.

These requirements only apply to new development (which includes extensions and reconstruction).

What is shown on the Bushfire Prone Areas Overlay?

The Bushfire Prone Areas mapping is derived from the state-wide mapping of bushfire hazard. This mapping is produced by the State government in support of the **State Planning Policy**.

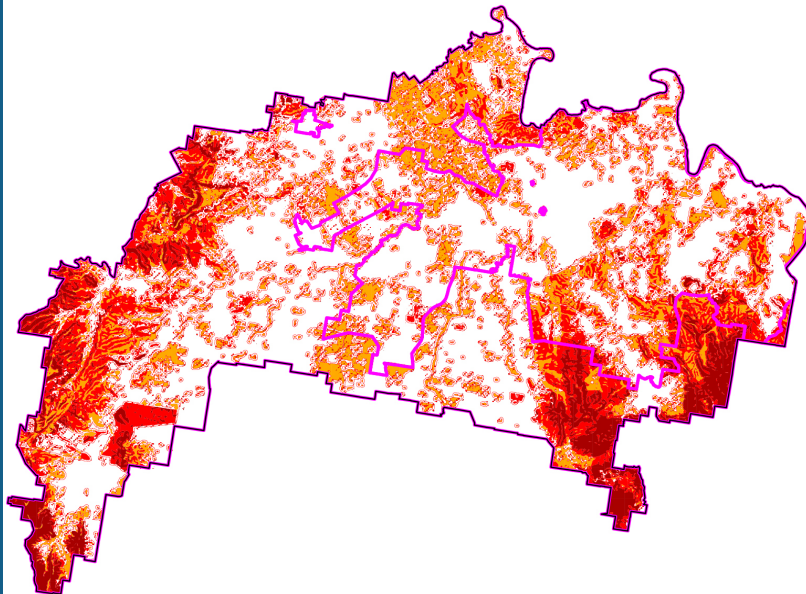
The level of bushfire hazard shown in the mapping is derived from a combination of the three most significant natural inputs for bushfires. These factors are:

- the 'potential weather severity' (how hot and dry the weather is);
- the slope of the land (fires going up slope become more intense); and
- the potential fuel load (closely related to vegetation types).

The mapping shows three levels of hazard, Medium, High or Very High Potential Bushfire Intensity, and a surrounding buffer area (the Potential Impact Buffer) of 100m.

All of these bushfire hazard areas together form the designated Bushfire Prone Area (BPA) for the Ipswich local government area (as per Section 12 of the **Building Regulation 2006**).

Overlay Map 10 Bushfire Prone Areas



- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer
- SEQRP Urban Footprint Boundary

How to find the zoning and overlays affecting a property

Overlay maps show development constraints (or opportunities) and environmental values.

The online interactive mapping tool for the draft planning scheme is available at shapeyouripswich.com.au. You can toggle between the draft planning scheme overlay maps on the right-hand side search bar.

You can also search a property address to get a 'Property Report'. The report will show the draft planning scheme zoning and overlays affecting a property. It also lists the parts of the draft new planning scheme that apply to the site.

Full documents are also available at shapeyouripswich.com.au.

What is the effect of having a property within the Bushfire Prone Areas Overlay?

Where the Bushfire Prone Areas Overlay applies, you may be required to lodge a development application for certain works or development on the property. This will ensure any potential risk to safety, property or the environment is effectively managed.

Building works within the Bushfire Prone Area will also need to be assessed, to ensure the building is resistant to bushfire and ember attack.

This means that an assessment of your development proposal will usually be required. In some cases, this assessment is by your building certifier or a bushfire expert.

Bushfire Prone Areas Overlay Code

The purpose of the **Bushfire Prone Areas Overlay Code** is to ensure that the risk to safety, property and the environment as a result of bushfire is either avoided in the first instance, or where the risk cannot be avoided, is mitigated to an acceptable or tolerable level.

Note that the **Bushfire Prone Areas Overlay Code** in the draft planning scheme does not include the **Building Code of Australia** requirements for structures in a Bushfire Prone Area.

These (domestic) building requirements are outlined in **Australian Standard (AS) 3959 - Construction of buildings in bushfire prone areas**.

Bushfire Planning Scheme Policy

The **Bushfire Planning Scheme Policy** provides further details on the requirements of the Bushfire Prone Areas Overlay Code and provides assistance to applicants when addressing the requirements of the overlay.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.