Fraser Coast Planning Scheme – Amendment Package 1

FACTSHEET – Bushfire hazard overlay

Council is proposing changes to the Bushfire Hazard Overlay Code in the Fraser Coast Planning Scheme. These changes aim to improve safety for people, property, and the environment in areas at risk from bushfire.

A full review of the Bushfire hazard overlay code was completed to improve alignment with the State Planning Policy for Natural hazards. No changes are proposed to the Bushfire prone area mapping because it is already consistent with the mandatory State Government mapping.

Summary of key changes

Key Changes	What This Means
Clearer rules for new development	• More detailed requirements now apply, including minimum distances from hazardous vegetation, safe evacuation routes and emergency vehicle access. • Changes to water supply requirements, including the use of below-ground or non-combustible firefighting tanks, with dams no longer considered adequate for firefighting purposes.
Stricter controls for vulnerable and essential uses	• Uses such as childcare centres, aged care, schools, hospitals, and hazardous material storage will only be supported in bushfire-prone areas.
New standards for subdivisions	• Future subdivisions must demonstrate safe evacuation, multiple access roads, and avoid rear (hatchet) lots. • Additional requirements for asset protection zones, which may influence lot sizes and development layout.
Applicability to more land uses	• Considers industrial and commercial development, not just residential uses.
Bushfire Resilient Precincts introduced	• Bushfire resilient precincts are identified in Rural residential zoned areas in Bauple, Glenwood and Pacific Haven. These precincts have been identified where existing bushfire hazards have the potential to cause intolerable risk to life and property. • The creation of new residential lots in these Precincts is not supported.
Mandatory bushfire hazard assessments by qualified experts	• Development applications in bushfire hazard areas must include a Bushfire Hazard Assessment and Management Plan.
New Planning Scheme Policy for bushfire hazard	• A supporting policy provides detailed technical requirements for bushfire hazard reports, asset protection zones (APZs), fuel load management, road design, landscaping standards and staged development planning.
Improved vegetation and landscaping guidance	• Landscaping must use low-flammability species, avoid creating new fire hazards, and ensure that rehabilitation works do not increase bushfire risk. • Introducing landscaping and vegetation management requirements to ensure development does not increase bushfire risk or exposure to bushfire attack mechanisms.

New Planning Scheme Policy for Bushfire Hazard

A new planning scheme policy is proposed to provide guidance on how to comply with the provide guidance for satisfying assessment criteria in the planning scheme relative to bushfire hazard. It includes detailed technical information on how to identify and mitigate bushfire risks.

Why are these changes important?

- **Protecting lives and property** - Bushfires are a natural hazard in the Fraser Coast region. These changes seek to reduce risks to people, homes, businesses, and community infrastructure.
- **Improved evacuation safety**- Requirements for road connections and firefighting water supply help ensure safe, efficient emergency response and evacuation.
- **Reducing future hazard exposure** - Bushfire Resilient Precincts are intended to avoid intensification of residential development in high-risk areas.
- **Supporting emergency services** - New design standards help emergency services access properties safely during fire events.

Do other building requirements still apply?

In addition to this code, building work in a designated bushfire prone area must meet the mandatory provisions in the *Building Code of Australia* and the current version of *AS 3959 Construction of buildings in bushfire-prone areas*.

HAVE YOUR SAY

Council is inviting the community to review the proposed amendments to the Fraser Coast Planning Scheme and make a submission. For many people, nothing will change — but your feedback helps guide future growth.

Find out more and have your say by **1 May 2026.**

Visit **haveyoursay.frasercoast.qld.gov.au** or by scanning the QR code.