

Performance outcomes	Acceptable outcomes
	<p>AO2.3</p> <p>Development conserves ecological values and maintains or enhances ecological connectivity in a spatial configuration that:</p> <ul style="list-style-type: none"> (a) ensures that matters of state environmental significance (MSES) are consolidated in areas large enough to maintain ecological values, functions and processes; (b) connects or restores habitat or has the capacity to connect habitat upon being restored; (c) maximises the size and consolidates areas to be conserved for biodiversity both on and off-site. (d) maximises connectivity between areas being conserved for biodiversity purposes; (e) minimises the edge to area ratio of areas to be conserved for biodiversity to limit edge effect impacts. (f) excludes excavation or filling from areas to be conserved for biodiversity values, unless such works enable habitat restoration or revegetation works.
	<p>AO2.4</p> <p>Development is designed to minimise edge effect impacts such as light and noise intrusion.</p>
	<p>AO2.5</p> <p>Development does not encroach within 20m of existing riparian vegetation and watercourses.</p>

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

- (1) This code applies to assessing a material change of use or reconfiguring a lot in the Bushfire hazard overlay, if:
 - (a) self assessable or assessable development where this code is an assessable code identified in the assessment criteria column of the table of assessment for an overlay (section 5.10);
 - (b) impact assessable development.
- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard map and is included in the following sub-categories:
 - (a) Medium bushfire hazard sub-category
 - (b) High bushfire hazard sub-category
 - (c) Very high bushfire sub-category
 - (d) Potential bushfire impact buffer sub-category
- (3) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (b) Theme 1: Settlement Pattern, Element 3.4.5 Natural hazards.
 - (c) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
 - (d) enable an assessment of whether development is suitable on land within the Bushfire hazard overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development siting, layout, and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) Development is not located in very high bushfire hazard areas;
 - (c) Development avoids medium or high bushfire hazard areas;
 - (d) Development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (e) Development has suitable access to water for fire fighting purposes;
 - (f) Development does not create an adverse impact on landscape values or biodiversity values due to a need to establish firebreaks or fire trails to protect the development.
 - (g) Development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (h) Development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on the site or to other properties;
 - (i) Development avoids the release of hazardous materials as a result of a natural hazard event.
 - (j) Natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas.

Note – Buildings in a designated Bushfire Hazard Area must meet the requirements of AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire-Prone Areas.

Table 8.2.3.2.a Criteria for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Reconfiguring a lot outcomes	
PO1 Residential lot layouts are designed to mitigate any potential bushfire hazard and provide safe sites for dwellings.	AO1 New residential lots are not located on land entirely within the medium, high or very high bushfire hazard sub-category.
PO2 Vehicular access (including internal roads) is designed to mitigate against bushfire hazard by ensuring adequate access for: <ol style="list-style-type: none"> (a) fire fighting and other emergency vehicles; 	AO2.1 Roads are designed to: <ol style="list-style-type: none"> (a) follow the natural contours of the land; (b) have a maximum gradient of 12.5%; (c) exclude cul-de-sacs, where possible.

Performance outcomes	Acceptable outcomes
<p>(b) the evacuation of residents and emergency personnel, in the event of an emergency or bad fire weather days.</p>	<p>AO2.2</p> <p>For a development that creates additional lots, the development is provided with an area of managed vegetation that separates the lot boundaries from the hazardous vegetation by a distance of 10 metres that includes a fire access trail that:</p> <ul style="list-style-type: none"> (a) has a minimum cleared width of 6 metres; (b) has a formed width and gradient to FNQROC Development Manual standards; (c) has vehicular access at both ends; (d) provides passing bays and turning areas for fire fighting appliances; (e) is within an access easement in favour of the local government and Queensland Fire and Rescue Service.
Material change of use outcomes	
<p>PO3</p> <p>Development does not result in a high concentration of people living or congregating in a bushfire hazard area.</p>	<p>AO3</p> <p>Difficult to evacuate activities are not located in a medium or high or very high bushfire hazard area.</p> <p>Editor's note – Difficult to evacuate activities are defined in Schedule 1: Table SC1.1.2.b-Defined activity groups.</p>
<p>PO4</p> <p>Development does not result in the bulk manufacture or storage of hazardous materials.</p>	<p>AO4</p> <p>Development involving the manufacture or storage of hazardous material in bulk is not located in the medium, high or very high bushfire hazard sub-category.</p>
<p>PO5</p> <p>Essential community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p>AO5</p> <p>Essential community infrastructure is not located in the medium, high or very high bushfire hazard sub-category.</p>
<p>PO6</p> <p>Development is located and designed to ensure that the potential impacts of bushfire are minimised and can maintain the safety of people during an event.</p>	<p>AO6</p> <p>Development is not located in the medium, high or very high or high bushfire hazard sub-category (except where the development complies with PO2 and AO2.1 and AO2.2).</p>
<p>PO7</p> <p>Development maintains the safety of people and property by mitigating the risk through providing adequate road access for fire fighting / other emergency vehicles.</p>	<p>AO7</p> <p>Development that requires a material change of use for a lot that is 25,000m² or larger that will result in multiple class 1, 2, 3 or 4 buildings within a single lot, the development is provided with a fire access trail that:</p> <ul style="list-style-type: none"> (a) has a minimum cleared width of 6 metres; (b) has a formed width and gradient to FNQROC Development Manual standards; (c) has vehicular access at both ends; (d) provides passing bays and turning areas for fire fighting appliances; (e) is within an access easement in favour of the local government and Queensland Fire and Rescue Service.

Performance outcomes	Acceptable outcomes
<p>PO8 Development maintains the safety of people and property by providing an adequate and accessible water supply for fire fighting purposes.</p>	<p>AO8 For development requiring a material change of use involving new or existing buildings with a gross floor area of 50m² or more, where a reticulated water supply is not available, an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade fittings) is located within 100 metres of each class 1,2,3 or 4 building.</p>

Table 8.2.3.2.b Criteria for assessable development

Performance outcomes	Acceptable outcomes
Landscape and biodiversity values	
<p>PO9 Bushfire management measures:</p> <p>(a) must not have a detrimental impact on landscape values;</p> <p>(b) avoid mapped areas of biodiversity value identified as matters of state environmental significance on the Biodiversity areas overlay .</p>	<p>AO9 No acceptable outcomes are prescribed.</p>

8.2.4 Cairns Airport Overlay Code

8.2.4.1 Application of code

- (1) This code applies to development applications for:
 - (a) a material change of use of premises that will result in work encroaching into the operational airspace of a strategic airport and is at least 12 metres high, or
 - (b) building work not associated with a material change of use mentioned in paragraph (1) that will result in work encroaching into the operational airspace of a strategic airport and is at least 12 metres, or
 - (c) a material change of use of premises where any part of the land is within the wildlife hazard buffer zone of a strategic airport.
- (2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.4.2 Purpose

- (1) The purpose of the Cairns Airport Overlay Code is to protect the safety, efficiency and operational integrity of Cairns Airport and aviation facilities by ensuring development:
 - (a) does not create incompatible intrusions, or compromise aircraft safety, in operational airspace;
 - (b) does not adversely affect the functioning of aviation facilities.