

PLANNING OUR FUTURE

The Gympie Region Planning Scheme

Bushfire Hazard Fact Sheet

The densely vegetated Gympie region is subject to bushfire hazard in both rural and urban communities. Bushfire hazard poses a considerable threat to life and property, yet it forms an intrinsic part of the Australian environment.

Bushfires play a vital role in the cycle of fuel reduction, germination, and fertilisation of certain ecosystems. However, changes to this cycle have come about by human induced climate change, land use, and actions to protect human life and property from fire impact.

The planning scheme can have some bearing on bushfire risk management; however, it is limited to those activities it regulates. This paper does not address council's roles in fuel management, community education, or disaster response.

This fact sheet outlines the intended approach to bushfire hazards, as part of the Planning Scheme Review.

1. Bushfire prone areas mapping

- Council's Bushfire Hazard Assessment (undertaken 2023) has identified that the current State Government mapping (2021) does not accurately identify the extent of bushfire hazard in the Gympie region. This is currently being reviewed by State Government.
- The planning scheme will reflect the latest available State Government mapping and include management provisions.

2. Response to intolerable risk and new development

- New development is not to occur in areas of intolerable bushfire risk.
- Intolerable risk poses threat to life or property so high that it requires actions to avoid or reduce the risk and cannot be mitigated through:
 - Building response.
 - Evacuation management plan
 - Vegetation clearing and/or management.

3. Bushfire protection and management for new development

- New development proposed in bushfire prone areas will be subject to a site-specific risk assessment and management provisions.
- A fit-for-purpose risk assessment informs plan-making or amendments to achieve an acceptable or tolerable level of risk to people and property in bushfire prone areas.

4. Development design for reconfiguring a lot (subdivision)

- New subdivision is designed to protect life and property by facilitating design outcomes that provide maximum protection from bushfire fuel sources and vehicle circulation for access, evacuation, and emergency response.

5. Vulnerable uses and community infrastructure for essential services¹

- Implement an avoidance approach to bushfire risk for vulnerable uses and community infrastructure for essential services.
- Established vulnerable uses in bushfire prone areas are not expanded or intensified.
- Vulnerable uses are not located in bushfire prone areas unless there is an overwhelming need for the development of a new or expanded services, and there is no suitable alternative location, and site planning can appropriately mitigate the risk.

6. Protection of biodiversity values

- Asset protection is achieved without adverse impacts to the biodiversity of the Gympie region.
- In considering new development, council shall have regard for the biodiversity impacts of the likely to be required asset protection measures.

Have your say

Council is currently seeking feedback on the intended approach to heritage provisions, along with a range of other issues, to inform the Planning Scheme Review.

Scan this QR code to complete a quick survey on bushfire hazards.

Visit www.gympie.qld.gov.au/planning-our-future to find out more about the Gympie Regional Council Planning Scheme Review Project and provide feedback on a range of important topics until 23 July 2023.



¹ Vulnerable uses are those that involve people who need assistance with their daily activities or uses that bring infrequent visitors to an area. For example, childcare, aged care, tourist parks, hospitals.

¹ Essential community infrastructure is that which people depend on a daily basis and are critical in recovery from a natural disaster. For example, emergency services, utilities (power, water, telecommunication infrastructure)