8.2.12 The Minjerribah site specific land use area overlay

8.2.12.1 Application

This code applies to assessable development:

(1) within the Minjerribah site specific land use area overlay as identified on the overlay maps contained within Schedule 2 (mapping); and
(2) identified as requiring assessment against the Minjerribah site specific land use area overlay code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.12.2 Purpose

(1) The purpose of the code is to provide for the safety and wellbeing of occupants by ensuring that bushfire risks are managed through:
   (a) the introduction of an Asset Protection Buffer for lots identified as having an Asset Protection Buffer in the overlay maps contained within Schedule 2, or an Asset Protection Zone; and
   (b) additional bushfire management requirements for specific lots; and
   (c) subject to (a) and (b), assessing all development in the Minjerribah site specific land use area overlay against the Minjerribah Township Fire Management Strategy.
(2) The purpose of the code will be achieved through the following overall outcome:
   (a) Development avoids or mitigates the risks that natural hazards, specifically bushfire, pose to the safety of people and property.

8.2.12.3 Minjerribah Site Specific Land Use Area Overlay – Specific benchmarks for assessment

Table 8.2.12.3.1 —Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For lots with an Asset Protection Buffer	
PO1 Development is designed and undertaken to provide adequate protection to address the bushfire hazard on the site.	**AO1.1** An Asset Protection Buffer is established and maintained to meet all of the following requirements: (1) the Asset Protection Buffer is established prior to development commencing; (2) a report prepared by a Suitably Qualified Person concludes that native vegetation in the Asset Protection Buffer is low hazard; (3) Buildings and structures are not located within the Asset Protection Buffer; (4) the Asset Protection Buffer is maintained to achieve an outcome that native vegetation

	in the Asset Protection Buffer is low hazard for the duration of the Development; **OR** **AO1.2** An Asset Protection Zone is established and maintained in accordance with the version of the Minjerribah Township Fire Management Strategy applicable at the time of approval, that meets all of the following requirements: (1) the Asset Protection Zone is established prior to development commencing; (2) a report prepared by a Suitably Qualified Person concludes that native vegetation in the Asset Protection Zone is low hazard; (3) sufficient evidence is provided that the Asset Protection Zone will be maintained in accordance with the Minjerribah Township Fire Management Strategy for the duration of the development.
For lots without an Asset Protection Buffer	
PO2 Development is designed and undertaken to provide adequate protection to address the bushfire hazard on the site.	**PO2.1** An Asset Protection Zone is established and maintained in accordance with the version of the Minjerribah Township Fire Management Strategy applicable at the time of approval, that meets all of the following requirements: (1) the Asset Protection Zone is established prior to development commencing; (2) a report prepared by a Suitably Qualified Person concludes that native vegetation in the Asset Protection Zone is low hazard; (3) sufficient evidence is provided that the Asset Protection Zone will be maintained in accordance with the Minjerribah Township Fire Management Strategy for the duration of the development.
For all lots	
PO3 Development: (1) incorporates bushfire hazard mitigation measures that: (a) include formalised perimeter roads;	No acceptable outcome is nominated.

(b) ensure building envelope separation from any adjacent medium, high or very high potential bushfire intensity areas by a distance that achieves a radiant heat flux level of 29kW/m^2 or less; (2) ensure that the design of the lot layout does not create lots within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 15%.	
PO4 Development occurs in accordance with the version of the Minjerribah Township Fire Management Strategy applicable at the time of approval.	No acceptable outcome is nominated.
For part of lot 132 on SP164081	
PO5 Development maintains connectivity to George Nothling Drive to ensure any future structures are not exposed to radiant heat levels greater than 29kW/m^2.	No acceptable outcome is nominated.
For Lot 7 on SP315396	
PO6 Development achieves the following: (1) Development ensures dual access/egress to a formal site perimeter road (with hydrants) is achieved at the southern end (George Nothling Drive) and north west corner of the site (George Nothing Drive); (2) alignment of the Asset Protection Buffer is in accordance with the Minjerribah Township Fire Management Strategy, as currently indicated as Minjerribah Township Fire Management Strategy firetrail light attack 2/3/2; (3) any cul-de-sac must have secondary access to the perimeter road; (4) the site road reserve must be extended to the east to Billa Street and the unnamed road off Yarrong Road (see Figure 1) to provide through access benefits.	No acceptable outcome is nominated.



Figure 1: Access arrangements for Lot 7 on SP315396

Lot 9 on SP315396	
PO7 Development ensures dual access/egress to a formal site perimeter road (with hydrants) can be achieved at the southern and northern ends of the site (to George Nothling Drive).	No acceptable outcome is nominated.
Lot 10 on SP315396	
PO8 Development ensures dual access/egress to a formal site perimeter road can be achieved.	No acceptable outcome is nominated.