

Division 17 – Assessment Tables for the Bushfire Hazard Overlay

Note:

- Zones also affect assessment categories. See zoning maps to determine the zone of the land. Also refer to Part 1 Section 1.11 of the ShirePlan explaining how the higher assessment category prevails.
- Planning scheme policies indicate when Council may seek further information about an application.

Note: In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au <<http://www.nrme.qld.gov.au>>.

Note: Under certain conditions, all land is potentially subject to bushfire risk. Bushfire risk mitigation measures should be considered when proposing any building or structure, particularly in rural and rural residential areas. Exemption from assessment against the Bushfire Hazard Overlay Code does not infer an absence of bushfire risk.

Note: Land designated as high bushfire hazard on the Bushfire Hazard Overlay Maps CO2, EO2, and WO2 is a designated bushfire prone area for the purposes of Section 12 of the Building Regulation 2006.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE BUSHFIRE HAZARD OVERLAY – MAKING A MATERIAL CHANGE OF USE

Table 4.15 Assessment Table (MCU) for the Bushfire Hazard Overlay (Part 4 Division 17)		
Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Agriculture	Exempt	
Animal Husbandry (Non-Intensive)	Exempt	
Caretaker's Residence	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on a lot having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> <p>Code Assessable</p> <p>(a) where located within a Medium Bushfire</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)

Table 4.15

Assessment Table (MCU) for the Bushfire Hazard Overlay (Part 4 Division 17)

Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p>	
Cemetery	Exempt	
Dependent Person's Accommodation	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on a lot having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> <p>Code Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)
Dwelling House	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on premises having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)

Table 4.15

Assessment Table (MCU) for the Bushfire Hazard Overlay (Part 4 Division 17)

Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> <p>Code Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p> <p>Exempt if the criteria for self assessable or code assessable do not apply.</p>	
Estate Sales Office	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on a lot having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)

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Assessment Table (MCU) for the Bushfire Hazard Overlay (Part 4 Division 17)

Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	Code Assessable <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p>	
Forest Practice	Exempt	
Home Based Business	Exempt <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on a lot having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> Self Assessable <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> Code Assessable <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p>	For Self Assessable <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) For Code Assessable <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)
Landscape Supplies Production	Exempt	
Local Utility	Exempt	
Park	Exempt	
Roadside Stall	Exempt	

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Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Rural Worker's Dwelling	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and on a lot having an area equal to or less than 3000m²; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan.</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> <p>Code Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater 3 000m²; and</p> <p>(c) where the acceptable solutions of the applicable code cannot be met.</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6, Division 3, page 274)
Other	<p>Code Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and the use is not located within a building envelope plan that has been approved as part of a Reconfiguring A Lot approval issued under the ShirePlan.</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6 Division 3, page 274)

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE BUSHFIRE HAZARD OVERLAY – OTHER DEVELOPMENT

Table 4.16		
Assessment Table (Other Development) for the Bushfire Hazard Overlay (Part 4 Division 17)		
Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
<p>Building Work (excluding minor building work):</p> <p>(a) For Caretaker's Residence, Dependent Person's Accommodation, Dwelling House, Estate Sales Office, Home based Business, Park, Roadside Stall, or Rural Worker's Dwelling; and</p> <p>(b) not associated with a Material Change of Use</p>	<p>Exempt</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and;</p> <p>(b) not increasing the gross floor area of an existing building or structure; or</p> <p>(c) where on a lot having an area equal to or less than 3000m²; or</p> <p>(d) where on a lot greater than 3000m²; and</p> <p style="padding-left: 20px;">(i) not involving a habitable room; and</p> <p style="padding-left: 20px;">(ii) where detached from a building or structure containing a habitable room; or</p> <p>(e) where located in accordance with a building envelope plan that has been approved as part of a Reconfiguring a Lot approval issued under the ShirePlan</p> <p>Self Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; and</p> <p>(b) where located on a lot greater than 3000m²; and</p> <p style="padding-left: 20px;">(i) where involving a habitable room; or</p> <p style="padding-left: 20px;">(ii) where attached to a building or structure containing a habitable room; and</p> <p>(c) where it meets the acceptable solutions of the applicable code.</p> <p>Code Assessable</p> <p>(a) where located on a lot greater than 3000m²; and</p> <p>(b) involving a habitable room; and</p> <p>(c) where attached to a building or structure containing a habitable room; and</p> <p>(d) where it does not meet the acceptable solutions of the applicable code.</p>	<p>For Self Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code – Acceptable Solutions 2.1, 2.2, and 2.3 (Part 6, Division 3, page 274) <p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6 Division 3, page 274)
<p>Building Work (excluding minor building work):</p> <p>(a) for any other use; and</p> <p>(b) not associated with a Material Change of Use</p>	<p>Code Assessable</p> <p>(a) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2; or</p> <p>(b) where located within a Medium Bushfire Hazard Area or High Bushfire Hazard</p>	<p>For Code Assessable</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6 Division 3, page 274)

Table 4.16

Assessment Table (Other Development) for the Bushfire Hazard Overlay (Part 4 Division 17)

Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>Area as shown on the Bushfire Hazard Overlay Maps CO2, EO2 and WO2 and the use is not located within a building envelope plan that has been approved as part of a Reconfiguring A Lot approval issued under the ShirePlan.</p> <p>Exempt if the criteria for code assessable do not apply.</p>	
Minor Building Work	Exempt	
Reconfiguring a Lot	<p>Code Assessable where located in a Medium Bushfire Hazard or High Bushfire Hazard on Bushfire Hazard Overlay Maps CO2, EO2, and WO2.</p> <p>Exempt</p> <p>(a) where the Reconfiguring a Lot is only for an Access Easement or Boundary Realignment; or</p> <p>(b) if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Bushfire Hazard Overlay Code (Part 6 Division 3, page 274)
Other	Exempt	

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Historic Version
Caboolture ShirePlan