

5.10 Categories of development and assessment – Overlays

The following table identifies where an overlay changes the category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.10.1 Assessment benchmarks for overlays

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|--|
| Acid sulfate soils overlay | | |
| Any development if:- (a) within Area 1 as identified on an Acid sulfate soils overlay map and involving:- (i) excavating or otherwise removing 100m ³ or more of soil or sediment; or (ii) filling of land with 500m ³ or more of material with an average depth of 0.5m or greater; or (b) within Area 2 as identified on an Acid sulfate soils overlay map and involving excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5m AHD. | No change | <ul style="list-style-type: none"> Acid sulfate soils overlay code |
| Agricultural land overlay | | |
| Material change of use , other than in an existing building, if:- (a) on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map; and (b) not involving animal husbandry or cropping. | No change | <ul style="list-style-type: none"> Agricultural land overlay code |
| Reconfiguring a lot if on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map. | No change | <ul style="list-style-type: none"> Agricultural land overlay code |
| Operational work involving excavation or filling not associated with a material change of use or reconfiguring a lot , if:- (a) on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map; and (b) involving more than 100m ³ of material. | No change | <ul style="list-style-type: none"> Agricultural land overlay code |
| Airport and aviation facilities overlay – if within the outer limits of the obstacle limitation surface (OLS) | | |
| Material change of use if:- (a) within the outer limits of the OLS as identified on an Airport and aviation facilities overlay map; and (b) involving the following:- (i) buildings or works that intrude into the OLS; or (ii) the emission of gaseous plumes, smoke, dust, ash or steam. | Code assessment If the material change of use is provisionally accepted or accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Airport and aviation facilities overlay code |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Airport and aviation facilities overlay code |
| Operational work if:- (a) within the outer limits of the OLS as identified on an Airport and aviation facilities overlay map; and (b) involving the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes the following:- (A) straight parallel lines 500m to 1,000m long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights. | No change | <ul style="list-style-type: none"> Airport and aviation facilities overlay code |
| Airport and aviation facilities overlay – if within a specified distance to an airport runway | | |

¹⁰ Note—where development is not identified in this column of the table as being subject to a particular overlay, then that overlay is not applicable to the development.

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| <p>Material change of use if involving the following:-</p> <p>(a) the bulk handling or disposal of putrescible waste within 13km of an airport runway; or</p> <p>(b) the following uses within 8km of an airport runway:-</p> <p>(i) aquaculture (other than minor aquaculture);</p> <p>(ii) any industrial activities involving food processing or an abattoir;</p> <p>(iii) intensive animal industry; or</p> <p>(c) the following within 6km of an airport runway:-</p> <p>(i) external lighting that includes straight parallel lines 500m to 1,000m long; or</p> <p>(ii) external lighting that includes flare plumes, buildings with reflective surfaces, upward shining lights, flashing, coloured, laser or sodium lights; or</p> <p>(d) lights that exceed the maximum light intensity specified in the lighting restriction zone; or</p> <p>(e) major sports, recreation and entertainment facilities or outdoor sport and recreation facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within 3km of an airport runway; or</p> <p>(f) the creation of a constructed waterbody within 3km of an airport runway.</p> | <p>Code assessment</p> <p>If the material change of use is provisionally accepted or accepted subject to requirements by another table of assessment.</p> <p>No change</p> <p>If not otherwise specified above.</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code • Airport and aviation facilities overlay code |
| <p>Reconfiguring a lot if involving the creation of a constructed waterbody within 3km of an airport runway.</p> | <p>No change</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| <p>Operational work if involving the creation of a constructed waterbody within 3km of an airport runway.</p> | <p>No change</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| <p>Airport and aviation facilities overlay – if within ANEF contours</p> | | |
| <p>Material change of use if:-</p> <p>(a) involving the following uses within the 20 ANEF contour (or greater) as identified on an Airport and aviation facilities overlay map:-</p> <p>(i) a use in the residential activities activity group;</p> <p>(ii) a use in the community activities activity group, other than emergency services;</p> <p>(iii) a use in the sport and recreation activities activity group;</p> <p>(iv) a use in the business activities activity group being a function facility, market, shopping centre or tourist attraction; or</p> <p>(b) involving a use in the business activities activity group not mentioned in clause (a)(iv), other than a sales office, and located within the 25 ANEF contour (or greater) as identified on an Airport and aviation facilities overlay map; or</p> <p>(c) one or more of the following uses in the industrial activities activity group where located within the 30 ANEF contour (or greater) as identified on an Airport and aviation facilities overlay map:-</p> <p>(i) low impact industry;</p> <p>(ii) research and technology industry; or</p> <p>(iii) service industry.</p> | <p>No change</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| <p>Reconfiguring a lot if creating additional lots within an ANEF contour as identified on an Airport and aviation facilities overlay map.</p> | <p>No change</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| <p>Building work if:-</p> <p>(a) involving a dual occupancy or dwelling house; and</p> <p>(b) within the 20 ANEF contour (or greater) as identified on an Airport and aviation facilities overlay map.</p> | <p>No change</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| <p>Airport and aviation facilities overlay – if within the public safety area</p> | | |
| <p>Material change of use if:-</p> <p>(a) within the public safety area as identified on an Airport and aviation facilities overlay map; and</p> <p>(b) involving one or more of the following uses, other than where in an existing building:-</p> | <p>Code assessment</p> <p>If the material change of use is provisionally made accepted or accepted subject to requirements by</p> | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the industrial activities activity group; (iv) a use in the community activities activity group; (v) a use in the sport and recreation activities activity group; OR (c) a use involving the manufacture or bulk storage of hazardous, explosive, noxious or flammable materials. | another table of assessment. No change If not otherwise specified above. | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| Reconfiguring a lot if creating additional lots within the public safety area as identified on an Airport and aviation facilities overlay map. | No change | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code |
| Airport and aviation facilities overlay – if within the building restricted area | | |
| Material change of use if:- (a) within Zone A building restricted area as identified on the Airport and aviation facilities overlay map and:- (i) is within 100 metres of the VHF antenna; or (ii) between 100-600 metres from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2° starting at 10m above ground height (AGH)). OR (b) within Zone B building restricted area as identified on the Airport and aviation facilities overlay map and if development is located between 100-600 metres from the VHF antenna and does not cross the zone boundary. OR (c) Within an Area of Interest as identified on the Airport and aviation facilities overlay map and if development is located between 600-2000 metres from the VHF antenna. OR (d) within Zone A building restricted area as identified on the Airport and aviation facilities overlay map and:- (iii) is within 60 metres of the NDB antenna; or (iv) between 60-300 metres from the NDB antenna and the development will cross the zone boundary (defined as an elevation angle of 5° from ground level at the centre of the NDB antenna). OR (e) within Zone B building restricted area as identified on the Airport and aviation facilities overlay map and if development is located between 60-300 metres from the centre of the NDB antenna and does not cross the zone boundary. | Code assessment If the material change of use is located within Zone A and triggers the applicability requirements. No change If the material change of use is located within Zone B or an Area of Interest | <ul style="list-style-type: none"> • Airport and aviation facilities overlay code • Airport and aviation facilities overlay code |
| Biodiversity areas, waterways and wetlands overlay¹¹ | | |
| Material change of use , other than in an existing building, if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands overlay map; or on land otherwise determined to be an ecologically important area as defined in Schedule 1 (Definitions) . | No change | <ul style="list-style-type: none"> • Biodiversity areas, waterways and wetlands overlay code |

¹¹ Note—the Biodiversity areas, waterways and wetlands overlay identifies areas where background studies and available data indicate contain ecologically important areas at the date of commencement of the planning scheme. Other ecologically important areas not identified by the Biodiversity areas, waterways and wetlands overlay may also contain significant habitat and biodiversity values. Development occurring in such areas may be assessable against the Biodiversity areas, waterways and wetlands overlay code where specified in this table of assessment.

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|---|
| Reconfiguring a lot if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands overlay map; or (b) on land otherwise determined to be an ecologically important area as defined in Schedule 1 (Definitions) . | No change | <ul style="list-style-type: none"> Biodiversity areas, waterways and wetlands overlay code |
| Operational work , other than placing an advertising device on premises, if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands overlay map; or (b) on land otherwise determined to be an ecologically important area as defined in Schedule 1 (Definitions) . | Code assessment If the operational work is provisionally made accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Biodiversity areas, waterways and wetlands overlay code |
| Bushfire hazard overlay | | |
| Material change of use , other than in an existing building, if:- (a) within a medium or high or very high bushfire hazard area (including potential impact buffers as identified on a Bushfire hazard overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the industrial activities activity group, other than an extractive industry; (iv) a use in the community activities activity group; or (v) a use in the sport and recreation activities activity group. | No change | <ul style="list-style-type: none"> Bushfire hazard overlay code |
| Reconfiguring a lot if within a medium or high or very high bushfire hazard area (including potential impact buffers) as identified on a Bushfire hazard overlay map. | No change | <ul style="list-style-type: none"> Bushfire hazard overlay code |
| Building work if:- (a) within a medium or high or very high bushfire hazard area (including potential impact buffers as identified on a Bushfire hazard overlay map; and (b) involving a dwelling house or dual occupancy. | No change | <ul style="list-style-type: none"> Bushfire hazard overlay code |
| Coastal protection overlay | | |
| Material change of use if:- (a) a high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map; and (b) involving the following:- (i) the construction of a new building or structure; or (ii) an increase in the GFA of an existing building or structure. | No change | <ul style="list-style-type: none"> Coastal protection overlay code |
| Reconfiguring a lot if within a coastal management district, high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map. | No change | <ul style="list-style-type: none"> Coastal protection overlay code |
| Operational work if:- (a) within a coastal management district, high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map; and (b) involving tidal work or other work as identified in Schedule 10, part 17, division 1 of the Regulation. | No change | <ul style="list-style-type: none"> Coastal protection overlay code |
| Building work if:- (a) involving a dual occupancy or dwelling house; and (b) within a high or medium hazard storm tide area as identified on a Coastal protection overlay map. | No change | <ul style="list-style-type: none"> Coastal protection overlay code |
| Building work if the work is completely or partly seaward of a coastal building line as identified on a | No change | <ul style="list-style-type: none"> Coastal protection overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| Coastal protection overlay map, other than the following:- (a) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes ¹² ; or (b) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure. | | |
| Extractive resources overlay – if within a resource/processing area | | |
| Material change of use , other than in an existing building, if:- (a) within a resource/processing area as identified on an Extractive resources overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group being intensive animal industry or winery; or (viii) a use in the other activities activity group. | No change | <ul style="list-style-type: none"> • Extractive resources overlay code |
| Reconfiguring a lot if within a resource/processing area as identified on an Extractive resources overlay map. | No change | <ul style="list-style-type: none"> • Extractive resources overlay code |
| Extractive resources overlay – if within an extractive resource separation area | | |
| Material change of use , other than in an existing building, if:- (a) within an extractive resource separation area as identified on an Extractive resources overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group, other than:- (A) caretaker's accommodation associated with an extractive industry; (B) a home based business employing no more than four non-resident people; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group being intensive animal industry or winery; or (viii) a use in the other activities activity group (other than a landfill or refuse transfer station (Utility installation)). | No change | <ul style="list-style-type: none"> • Extractive resources overlay code |
| Reconfiguring a lot if within an extractive resource separation area as identified on an Extractive resources overlay map. | No change | <ul style="list-style-type: none"> • Extractive resources overlay code |
| Extractive resources overlay – if within a transport route separation area | | |
| Material change of use , other than in an existing building, if:- (a) within a transport route separation area as | No change | <ul style="list-style-type: none"> • Extractive resources overlay code |

¹² Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-
(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and
(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| identified on an Extractive resources overlay map; and (b) involving the following:- (i) a use in the residential activities activity group; or (ii) a use in the community activities activity group. | | |
| Reconfiguring a lot if:- (a) within a transport route separation area as identified on an Extractive resources overlay map; and (b) increasing the number of lots for a use in the residential activities activity group. | No change | <ul style="list-style-type: none"> Extractive resources overlay code |
| Operational work if:- (a) within a transport route separation area as identified on an Extractive resources overlay map; and (b) associated with the creation of, or upgrade to, a vehicular access point to the transport route. | No change | <ul style="list-style-type: none"> Extractive resources overlay code |
| Flood hazard overlay | | |
| Material change of use , other than in an existing building, if within a flood hazard area as identified on a Flood hazard overlay map. | Code assessment If the material change of use is provisionally made accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Flood hazard overlay code |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Flood hazard overlay code |
| Reconfiguring a lot if within a flood hazard area as identified on a Flood hazard overlay map. | No change | <ul style="list-style-type: none"> Flood hazard overlay code |
| Operational work if:- (a) within a flood hazard area as identified on a Flood hazard overlay map; and (b) involving:- (i) any physical alteration to existing surface formations or structures that change existing flow characteristics in a watercourse or floodway; or (ii) excavating or filling exceeding 10m ³ ; or (iii) loss of flood storage exceeding 10m ³ . | Code assessment If the operational work is provisionally made accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Flood hazard overlay code |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Flood hazard overlay code |
| Heritage and neighbourhood character overlay – where involving or adjoining a heritage place | | |
| Material change of use if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map. | Code assessment If the change of use:- (a) will not result in building work involving demolition, relocation or removal of a local heritage place; and (b) is provisionally made accepted or accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| | Impact assessment If the change of use:- (a) will result in building work involving demolition, relocation or removal of a local heritage place; and (b) is provisionally made accepted or accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> The planning scheme |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Reconfiguring a lot if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map. | No change | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Building work not associated with a material change of use involving a local heritage place as identified on a Heritage and neighbourhood character overlay map. | Code assessment If the building work does not involve the demolition, relocation or removal of a heritage place. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| | Impact assessment If the building work involves the demolition, relocation or removal of a heritage place. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Building work not associated with a material change of use , other than minor building work, if on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map. | Code assessment | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving excavating or filling exceeding 10m³ if on a local heritage place as identified on a Heritage and neighbourhood character overlay map. | Code assessment If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving placing an advertising device on premises if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map. | Code assessment | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving vegetation clearing if on a local heritage place as identified on a Heritage and neighbourhood character overlay map. | No change | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Heritage and neighbourhood character overlay – where within a neighbourhood character area | | |
| Material change of use if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map. | Code assessment If:- (a) the change of use will involve demolition, relocation or removal of a Victorian, Federation or interwar building or structure; and (b) the building or structure is not visible from the street. OR The change of use will involve building work, other than demolition, relocation or removal of a Victorian, Federation or interwar building. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| | Impact assessment If:- (a) the change of use will involve demolition, | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| | <p>relocation or removal of a Victorian, Federation or interwar building or structure; and</p> <p>(b) the building or structure is visible from the street.</p> | |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map. | No change | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Building work , not associated with a material change of use, if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving any of the following external building work:- (i) extensions forward of the existing front building alignment; or (ii) extensions not forward of the existing front building alignment having a GFA exceeding 10m ² ; and visible from the street; or (iii) enclosing a front verandah; or (iv) a change of external building material or cladding to the front or side elevation; or (v) constructing or raising a building such that the building height exceeds two storeys and/or 8.5m above ground level; or (vi) constructing a garage, carport or outbuilding. | Code assessment | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving excavating or filling exceeding 10m³ if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map. | <p>Code assessment If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment.</p> <p>No change If not otherwise specified above.</p> | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving placing an advertising device on premises if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map. | Code assessment | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Operational work involving vegetation clearing if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) located in a garden dominated neighbourhood character precinct ¹³ . | No change | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Heritage and neighbourhood character overlay – where within a demolition control area | | |
| Material change of use if:- (a) within a demolition control area as identified on a Heritage and neighbourhood character overlay map; and (b) the change of use will involve demolition, relocation or removal of a Victorian, Federation or interwar dwelling house. | <p>Code assessment If the change of use is provisionally made accepted or accepted subject to requirements by another table of assessment.</p> <p>No change If not otherwise specified above.</p> | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |
| Building work if:- (a) within a demolition control area as identified on a Heritage and neighbourhood character overlay | Code assessment | <ul style="list-style-type: none"> Heritage and neighbourhood character overlay code |

¹³ Editor's note—garden dominated neighbourhood character precincts are identified and described in the **Planning scheme policy for the Heritage and neighbourhood character overlay code**.

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| map; and (b) the work will involve demolition, relocation or removal of a Victorian, Federation or interwar dwelling house. | | |
| Infrastructure overlay – where within a gas pipeline buffer | | |
| Material change of use , other than in an existing building, if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group, other than animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery; (viii) a use in the other activities activity group. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Reconfiguring a lot if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Operational work associated with reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map. | Code assessment If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment. | <ul style="list-style-type: none"> Infrastructure overlay code |
| | No change If not otherwise specified above. | <ul style="list-style-type: none"> Infrastructure overlay code |
| Infrastructure overlay – where within a high voltage electricity transmission line buffer | | |
| Material change of use , other than in an existing building, if:- (a) within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group, other than animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery; (viii) a use in the other activities activity group. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Reconfiguring a lot if:- (a) within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| Operational work associated with reconfiguring a lot if within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map; and (b) involving more than 100m ³ of material. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Infrastructure overlay – where within a wastewater treatment plant buffer | | |
| Material change of use , other than in an existing building, if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) involving any of the following uses:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the community activities activity group, other than a cemetery; or (iv) a use in the recreation activities activity group. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Reconfiguring a lot if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) increasing the number of residential lots. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Infrastructure overlay – where within a waste management facility buffer | | |
| Material change of use , other than in an existing building, if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use ¹⁴ . | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Reconfiguring a lot if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots used or intended to be used for a sensitive land use. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Infrastructure overlay – where within a major road corridor buffer or railway corridor buffer | | |
| Material change of use , other than in an existing building, if:- (a) within a major road corridor buffer or railway corridor buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Reconfiguring a lot if:- (a) within a major road corridor buffer or railway corridor buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots used or intended to be used for a sensitive land use. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Infrastructure overlay – where within the defence land buffer | | |
| Material change of use , other than in an existing building, if:- (a) within the defence land buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the community activities activity group; or (v) a use in the recreation activities activity | No change | <ul style="list-style-type: none"> Infrastructure overlay code |

¹⁴ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| group. | | |
| Reconfiguring a lot if within the defence land buffer as identified on an Infrastructure overlay map. | No change | <ul style="list-style-type: none"> Infrastructure overlay code |
| Water resource catchments overlay | | |
| Material change of use if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving any of the following uses:- (i) a use in the industry activities activity group (other than where located in an industry zone); (ii) animal keeping; (iii) aquaculture (other than minor aquaculture); (iv) cemetery; (v) intensive animal industry; (vi) motor sport facility; (vii) rural industry; (viii) service station; or (ix) extractive industry. | No change | <ul style="list-style-type: none"> Water resource catchments overlay code |
| Reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) increasing the number of lots. | No change | <ul style="list-style-type: none"> Water resource catchments overlay code |
| Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving the following:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5m or greater. | No change | <ul style="list-style-type: none"> Water resource catchments overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Low density residential zone | | |
| Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) involving any of the following uses:- (i) Caretaker's accommodation; (ii) Dual occupancy; (iii) Dwelling unit; (iv) Home based business (where not complying with the self-assessable provisions in the Home based business code); (v) Residential care facility; or (vi) Retirement facility. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) involving a use not otherwise specified above. | No change | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Reconfiguring a lot if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) resulting in the creation of a lot less than 2,000m ² . | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Mixed use zone | | |
| Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Mixed use zone; and (b) involving any of the following uses:- (i) Bar (other than in an existing building) | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| <ul style="list-style-type: none"> (ii) Caretaker's accommodation; (iii) Dual occupancy; (iv) Dwelling unit; (v) Food and drink outlet (other than in an existing building); (vi) Home based business (where not complying with the self-assessable provisions in the Home based business code); (vii) Indoor sport and recreation; (viii) Low impact industry; (ix) Marine industry; (x) Market; (xi) Medium impact industry; (xii) Multiple dwelling; (xiii) Office (other than in an existing building); (xiv) Parking station; (xv) Research and technology industry; (xvi) Rooming accommodation; (xvii) Service industry; (xviii) Shop (other than in an existing building); (xix) Shopping centre; (xx) Showroom; (xxi) Short term accommodation; (xxii) Tourist park; (xxiii) Veterinary services; and (xxiv) Warehouse. | | |
| <p>Reconfiguring a lot if:-</p> <ul style="list-style-type: none"> (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Mixed use zone; and (b) other than a community title scheme. | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Neighbourhood centre zone | | |
| <p>Material change of use if:-</p> <ul style="list-style-type: none"> (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone; and (b) involving any of the following uses:- <ul style="list-style-type: none"> (i) Caretaker's accommodation; (ii) Dual occupancy; (iii) Dwelling unit; (iv) Food and drink outlet (other than in an existing building); (v) Health care services (vi) Home based business (where not complying with the accepted development subject to requirements provisions in the Home based business code); (vii) Multiple dwelling; (viii) Office (other than in an existing building); (ix) Rooming accommodation; (x) Service Industry (other than in an existing building); (xi) Short term accommodation; and (xii) Shop (other than in an existing building). | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| <p>Material change of use if:-</p> <ul style="list-style-type: none"> (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone; and (b) involving a use not otherwise specified above. | No change | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| <p>Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone.</p> | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Medium impact industry zone | | |
| <p>Material change of use if:-</p> <ul style="list-style-type: none"> (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone; and (b) involving any of the following uses:- <ul style="list-style-type: none"> (i) Agricultural supplies store; | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| <ul style="list-style-type: none"> (ii) Brothel; (iii) Caretaker's accommodation; (iv) Car wash; (v) Food and drink outlet (other than in an existing building); (vi) Funeral parlour; (vii) Hardware and trade supplies; (viii) Indoor sport and recreation; (ix) Low impact industry; (x) Major electricity infrastructure; (xi) Medium impact industry; (xii) Research and technology industry; (xiii) Service industry; (xiv) Service station; (xv) Substation; (xvi) Transport depot; (xvii) Telecommunications facility; (xviii) Utility installation; (xix) Veterinary services; and (xx) Warehouse. | | |
| <p>Material change of use if:-</p> <p>(a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone; and</p> <p>(b) involving a use not otherwise specified above.</p> | No change | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| <p>Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone.</p> | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Rural zone | | |
| <p>Material change of use if:-</p> <p>(a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone; and</p> <p>(b) involving any of the following uses:-</p> <ul style="list-style-type: none"> (i) Animal husbandry; (ii) Aquaculture; (iii) Cropping; (iv) Caretaker's accommodation; (v) Dual occupancy; (vi) Dwelling house; (vii) Home based business (where not complying with the requirements for accepted development in the Home based business code); (viii) Intensive horticulture; (ix) Major electricity infrastructure; (x) Nature based tourism; (xi) Non-resident workforce accommodation; (xii) Outstation; (xiii) Permanent plantation; (xiv) Renewable energy facility; (xv) Roadside stall; (xvi) Rural industry; (xvii) Rural workers accommodation; (xviii) Substation; (xix) Tourist park; (xx) Winery; (xxi) Wholesale nursery. | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| <p>Material change of use if:-</p> <p>(a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone; and</p> <p>(b) involving a use not otherwise specified above.</p> | No change | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| <p>Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone.</p> | Impact assessment | <ul style="list-style-type: none"> • Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Community facilities zone | | |

| Development ¹⁰ | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Community facilities zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Community facilities zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Environmental management and conservation zone | | |
| Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Environmental management and conservation zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Environmental management and conservation zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Fraser and Great Sandy Strait Islands overlay – if located in the Open space zone | | |
| Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Open space zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |
| Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Open space zone. | Impact assessment | <ul style="list-style-type: none"> Fraser and Great Sandy Strait Islands overlay code |

Note – Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.