5.10 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development or assessment from that stated in a zone or neighbourhood plan and the relevant identified requirements and assessment benchmarks.

Note—Where development is proposed on land that is included in more than one overlay, the category of development and assessment is the highest category for each aspect of development under the applicable overlay.

Editor’s note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes for the applicable overlay category or sub-category in this table of assessment and any other applicable table of assessment. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Table 5.10.1—Active frontages in residential zones overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for active frontage uses at ground level with a gross floor area less than 250m2, if not in the Commercial character building overlay | Assessable development—Code assessment |
| Note—Within this overlay, non-residential uses which are active frontage uses that may otherwise have been impact assessable in the zone, are code assessable in the identified circumstances. | Active frontages in residential zones overlay codePrescribed secondary code |

Table 5.10.2—Airport environs overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for a new dwelling house, where not in the Australian Noise Exposure Forecast (ANEF) contour sub-category | - | Not applicable |
| MCU, other than for a dwelling house, in the Obstacle Limitation Surfaces sub-categories and height restriction zone sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, in the Obstacle Limitation Surfaces sub-categories and height restriction zone sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, in the Procedures for Air Navigation Services–Aircraft Operational Surfaces (PANS–OPS) sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, in the Procedures for Air Navigation Services–Aircraft Operational Surfaces (PANS–OPS) sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, in the Bird and bat strike zone sub-categories, if for:1. animal keeping; or
2. aquaculture; or
3. cropping; or
4. food and drink outlet; or
5. high impact industry if involving food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works or a waste disposal facility; or
6. intensive animal industry; or
7. medium impact industry if involving food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works; or
8. animal husbandry, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan
 | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section B of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section B |
| MCU, other than for a dwelling house, in the Bird and bat strike zone sub-categories, if for:1. animal keeping; or
2. aquaculture; or
3. cropping; or
4. food and drink outlet; or
5. high impact industry if involving food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works or a waste disposal facility; or
6. intensive animal industry; or
7. medium impact industry if involving food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works; or
8. animal husbandry;

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section B |
| MCU, other than for a dwelling house, in the Public safety area sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section C of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section C of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section C |
| MCU, other than for a dwelling house, in the Public safety area sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section C |
| MCU, other than for a dwelling house, in the Aviation facilities sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section E of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section E of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section E |
| MCU, other than for a dwelling house, in the Aviation facilities sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section E |
| MCU in the Australian Noise Exposure Forecast (ANEF) contour sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section F of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section F of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section F |
| MCU in the Australian Noise Exposure Forecast (ANEF) contour sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section F |
| Building work |
| Building work for a telecommunications facility if for a satellite dish in the Obstacle Limitation Surfaces sub-categories, the height restriction zone sub-categories, the Procedures for Air Navigation Services–Aircraft Operational Surfaces (PANS–OPS) sub-categories or the Aviation facilities sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in sections A and E of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A and E of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section A and E |
| Building work for a telecommunications facility if for a satellite dish in the Obstacle Limitation Surfaces sub-categories, the height restriction zone sub-categories, the Procedures for Air Navigation Services–Aircraft Operational Surfaces (PANS–OPS) sub-categories or the Aviation facilities sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section A and E |
| Building work for outdoor lighting in the Light intensity area sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section D of the Airport environs overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section D of the Airport environs overlay code | Airport environs overlay code—purpose, overall outcomes and outcomes in section D |
| Building work for outdoor lighting in the Light intensity area sub-categories, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Airport environs overlay code—purpose, overall outcomes and outcomes in section D |

Table 5.10.3—Bicycle network overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU |
| MCU other than for a dwelling house or home-based business, involving a new premises or an existing premises with an increase in gross floor area, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Bicycle network overlay code |
| ROL |
| ROL, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment | Bicycle network overlay code |

Table 5.10.4—Biodiversity areas overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU, other than for a dwelling house, if involving: 1. a new premises; or
2. an existing premises where increasing the development footprint
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C |
| MCU for a new dwelling house, where an approved development footprint plan exists, if extending outside the approved development footprint plan into the High ecological significance sub-category or the General ecological significance sub-category | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section A |
| MCU for a new dwelling house where no approved development footprint plan exists, if the new development footprint extends into the High ecological significance sub-category or the General ecological significance sub-category, and:1. on a lot in the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, or Character residential zone, and the resulting development footprint for the site is greater than 1000m2; or
2. on a lot greater than 1000m2 in the Emerging community zone, Environmental management zone, Rural zone, or Rural residential zone; or
3. on any lot in any other zone
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section A |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C |
| Operational work |
| Operational work for filling or excavation where an approved development footprint plan exists, if extending outside the approved development footprint plan and:1. into the High ecological significance sub-category or the General ecological significance sub-category; or
2. resulting in clearing of non-juvenile koala habitat trees of a total cleared area of more than 500m2 in the Priority koala habitat area sub-category or the Koala habitat area sub-category
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section B |
| Operational work for filling or excavation where no approved development footprint plan exists, if the new or extended portion of the development footprint extends into the High ecological significance sub-category, the General ecological significance sub-category, or results in clearing of non-juvenile koala habitat trees of a total cleared area of more than 500m2 in the Priority koala habitat area sub-category or the Koala habitat area sub-category, and:1. on a lot in the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, or Character residential zone, and the resulting development footprint for the site is greater than 1000m2; or
2. on a lot greater than 1000m2 in the Emerging community zone, Environmental management zone, Rural zone, or Rural residential zone; or
3. on any lot in any other zone
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section B |
| Operational work for clearing vegetation of a total area of more than 500m2 not associated with a dwelling house, if in the Priority koala habitat area sub-category or the Koala habitat area sub-category | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C |
| Building work |
| Building work for outdoor lighting where an approved development footprint plan exists, if situated outside the approved development footprint plan, and:1. sited in the High ecological significance sub-category or the General ecological significance sub-category; or
2. resulting in clearing of non-juvenile koala habitat trees of a total cleared area of more than 500m2 in the Priority koala habitat area sub-category or the Koala habitat area sub-category
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C |
| Building work for outdoor lighting where no approved development footprint plan exists, if the new or extended portion of the development footprint extends into the High ecological significance sub-category or the General ecological significance sub-category, or results in clearing of non-juvenile koala habitat trees of a total cleared area of more than 500m2 in the Priority koala habitat area sub-category or the Koala habitat area sub-category, and:1. on a lot in the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, or Character residential zone, and the resulting development footprint for the site is greater than 1000m2; or
2. on a lot greater than 1000m2 in the Emerging community zone, Environmental management zone, Rural zone, or Rural residential zone; or
3. on any lot in any other zone
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code— purpose, overall outcomes and all outcomes in section C |
| Building work for an extension to an existing dwelling house where an approved development footprint plan exists, if extending outside the approved development footprint plan and into the High ecological significance sub-category or the General ecological significance sub-category | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section A |
| Building work for an extension to an existing dwelling house where no approved development footprint plan exists, if the extended portion of the development footprint extends into the High ecological significance sub-category or the General ecological significance sub-category, and:1. on a lot in the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, or Character residential zone, and the resulting development footprint for the site is greater than 1000m2; or
2. on a lot greater than 1000m2 in the Emerging community zone, Environmental management zone, Rural zone, or Rural residential zone; or
3. on any lot in any other zone
 | Assessable development—Code assessment |
| - Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section A |

Table 5.10.5—Bushfire overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCUNote—MCU where complying with a current and approved bushfire management plan relevant to the full nature of the development is subject to this overlay. |
| MCU, other than for a dwelling house, involving a new premises or extension to an existing premises greater than 25m2, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Bushfire overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Bushfire overlay code | Bushfire overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, involving a new premises or extension to an existing premises greater than 25m2, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Bushfire overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, if:1. for a use involving an increase in the number of short- or long-term overnight residents or employees on the site by more than 10% other than a home-based business; or
2. increasing the number of dwellings; or
3. for vulnerable uses (activity group) or difficult to evacuate uses (activity group); or
4. for assembly uses (activity group) or any use which involves significant numbers of persons regularly congregating on the site; or
5. for essential community infrastructure (activity group); or
6. involving the handling and storage of hazardous chemicals exceeding the amounts specified in Table 8.2.5.3.D in the Bushfire overlay code
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Bushfire overlay code— purpose, overall outcomes and outcomes in sections A and B |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Bushfire overlay code—purpose, overall outcomes and outcomes in section C |

Table 5.10.6—Coastal hazard overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL or operational work on a premises in an erosion prone area sub-category in the coastal management district sub-category, where the chief executive is not identified as a referral agency under the Regulation | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section E |
| MCU |
| MCU for a new dwelling house, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Coastal hazard overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Coastal hazard overlay code | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for a new dwelling house, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for a park, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section B of the Coastal hazard overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Coastal hazard overlay code | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section B |
| MCU for a park, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section B |
| MCU, other than for a dwelling house, if:1. involving an increase in the number of persons on site; or
2. for a new premises; or
3. involving an existing premises with an increase in gross floor area exceeding 25m2; or
4. for vulnerable uses (activity group) or difficult to evacuate uses (activity group) ;or
5. for assembly uses (activity group) ;or
6. for essential community infrastructure (activity group); or
7. for a dwelling unit, hotel where including short-term accommodation, nature-based tourism or a resort complex, or for accommodation activities (activity group) other than a dwelling house or caretaker’s accommodation, in a part of a premises not previously approved for accommodation activities (activity group) ;or
8. involving the handling or storage of hazardous chemicals identified in Table 8.2.6.3.F in the Coastal hazard overlay code
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in sections B and C |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section D |
| Operational work |
| Operational work for filling or excavation, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section C of the Coastal hazard overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section C of the Coastal hazard overlay code | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section C |
| Operational work for filling or excavation, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section C |
| Building work |
| Building work for an extension to an existing dwelling house  | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Coastal hazard overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Coastal hazard overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section A |
| Building work for:1. a park;
2. a use, other than a dwelling house, involving an increase in gross floor area not exceeding 25m2
 | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section B of the Coastal hazard overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Coastal hazard overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Coastal hazard overlay code—purpose, overall outcomes and outcomes in section B |

Table 5.10.7—Commercial character building overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for commercial character building activities (activity group) if not in a zone in the centre zones category or the Mixed use zone, where:1. not a new use for a food and drink outlet in the Low density residential zone or the Character zone precinct of the Character residential zone;
2. involving commercial character building premises;
3. work is limited to only internal alterations and fit outs
 | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Commercial character building (activities) overlay codeNote—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to compliance with identified requirements, or code assessable, in the identified circumstances.Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Commercial character building (activities) overlay codeNote—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to requirements, or code assessable, in the identified circumstances.Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone. | Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section APrescribed secondary code |
| MCU for commercial character building activities (activity group) if not in a zone in the centre zones category or the Mixed use zone, where:1. a new use for a food and drink outlet in the Low density residential zone or the Character zone precinct of the Character residential zone; or
2. involving commercial character building premises
3. work is not limited to internal alterations or fit outs
 | Assessable development—Code assessment |
| Note—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to requirements, or code assessable, in the identified circumstances.Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone. | Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section BPrescribed secondary code |
| MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where:1. involving commercial character building premises
2. work is limited to only internal alterations and fit outs,

if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Centre or mixed use code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Centre or mixed use code | Centre or mixed-use code—purpose, overall outcomes and outcomes in section A |
| MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where:1. involving commercial character building premises
2. work is limited to only internal alterations and fit outs,

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Centre or mixed use code—purpose, overall outcomes and outcomes in section A |
| MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where:1. involving commercial character building premises
2. work is not limited to internal alterations or fit outs
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Centre or mixed use codeCommercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section B |
| Building work |
| Building work for removal, demolition or demolition of part of a commercial character building | Assessable development—Code assessment |
| - | Commercial character building (demolition) overlay code |

Table 5.10.7A—Community purposes network overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU |
| MCU other than for a dwelling house or home-based business, involving a new premises or an existing premises with an increase in gross floor area, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Community purposes network overlay code |
| ROL |
| ROL, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Community purposes network overlay code |

Table 5.10.8—Critical infrastructure and movement network overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU |
| MCU for:1. air services; or
2. detention facility; or
3. emergency services; or
4. high impact industry; or
5. hospital; or
6. major electricity infrastructure; or
7. medium impact industry; or
8. port service; or
9. renewable energy facility if supporting emergency services; or
10. residential care facility; or
11. special industry; or
12. substation; or
13. telecommunications facility; or
14. transport depot if supporting emergency services; or
15. utility installation,

if assessable development | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Critical infrastructure movement network overlay code |

Table 5.10.9—Dwelling house character overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for a new dwelling house if in the Low density residential zone, Low-medium density residential zone, Medium density residential zone or Character residential zone | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the:1. Dwelling house code if not on a small lot;
2. Dwelling house (small lot) code if on a small lot
 | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the:1. Dwelling house code if not on a small lot;
2. Dwelling house (small lot) code if on a small lot
 | Dwelling house code if not on a small lotDwelling house (small lot) code if on a small lot The applicable zone code |
| MCU for a new dwelling house if in the Low density residential zone, Low-medium density residential zone, Medium density residential zone or Character residential zone, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Dwelling house code if not on a small lotDwelling house (small lot) code if on a small lot The applicable zone code |
| MCU for a new dwelling house if in the High density residential zone or Tourist accommodation zone | Assessable development—Impact assessment |
| - | The planning scheme including:Dwelling house code if not on a small lotDwelling house (small lot) code if on a small lotThe applicable zone code |
| Building work |
| Building work for an extension to a dwelling house if in the Low density residential zone, Low-medium density residential zone, Medium density residential zone , High density residential zone, Character residential zone or Tourist accommodation zone | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the:1. Dwelling house code if not on a small lot;
2. Dwelling house (small lot) code if on a small lot
 | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the:1. Dwelling house code if not on a small lot;
2. Dwelling house (small lot) code if on a small lot
 | Dwelling house code if not on a small lotDwelling house (small lot) code if on a small lotThe applicable zone code |

Note—The Dwelling house character overlay applies to land identified within the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, Character residential zone or Tourist accommodation zone. The category of assessment for a dwelling house outside of the Dwelling house character overlay is specified in section 5.5 and section 5.7.

Table 5.10.10—Extractive resources overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU if assessable development |
| MCU other than for:1. animal husbandry;
2. caretaker's accommodation associated with an extractive industry;
3. cropping;
4. dwelling house on an existing lot;
5. extractive industry;
6. home-based business where employing 2 or fewer non-resident people on a full-time equivalent basis;
7. park,

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Extractive resources overlay code |
| ROL |
| ROL, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment. | Extractive resources overlay code |

Table 5.10.11—Flood overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work other than for a dwelling house, if in the Overland flow flood planning area sub-category | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and C |
| MCU |
| MCU for a new dwelling house in:1. Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories; or
2. Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories; or
3. the Overland flow flood planning area sub-category,

if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan |  Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Flood overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Flood overlay code | Flood overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for a new dwelling house in:1. Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories; or
2. Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories; or
3. the Overland flow flood planning area sub-category,

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for:1. a park; or
2. other use, not a dwelling house, within an existing premises and not involving building work exceeding 25m2 in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan
 |  Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section B of the Flood overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Flood overlay code | Flood overlay code—purpose, overall outcome and outcomes in section B |
| MCU for:1. a park; or
2. other use, not a dwelling house, within an existing premises and not involving building work exceeding 25m2 in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories,

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcome and outcomes in section B |
| MCU, other than for a dwelling house, in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories:1. for a new premises; or
2. for an existing premises and involving building work exceeding 25m2; or
3. an assembly use (activity group); or
4. for a dwelling unit, hotel where including short-term accommodation, nature-based tourism or a resort complex, or for accommodation activities (activity group), other than a dwelling house or caretaker’s accommodation, in a part of a premises not previously approved for accommodation activities (activity group); or
5. involving the handling or storage of hazardous chemicals identified in Table 8.2.11.3.M in the Flood overlay code
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and C |
| MCU in the Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3, Brisbane River flood planning area 4 or Brisbane River flood planning area 5 sub-category or the Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3, Creek/waterway flood planning area 4 or Creek/waterway flood planning area 5 sub-category, if:1. for vulnerable uses (activity group) or difficult to evacuate uses (activity group); or
2. for essential community infrastructure (activity group)
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and C |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then, the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in section C |
| Operational work |
| Operational work for filling or excavation if exceeding:1. 100mm in the Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories; or
2. 1,000mm in the Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and CFilling and excavation code |
| Building work |
| Building work exceeding 25m2 for an existing dwelling house in:1. Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories; or
2. Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories; or
3. the Overland flow flood planning area sub-category
 | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Flood overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Flood overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in section A |
| Building work, other than for a dwelling house, in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories:1. for a new premises; or
2. for an existing premises and involving building work exceeding 25m2; or
3. for an assembly use; or
4. for a dwelling unit, hotel where including short-term accommodation, nature-based tourism or a resort complex, or for accommodation activities other than a dwelling house or caretaker's accommodation, in part of a premises not previously approved for accommodation activities; or
5. involving the processes for handling or storage or hazardous chemicals identified in Table 8.2.11.3.M in the Flood overlay code
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and C |
| Building work in the Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3, Brisbane River flood planning area 4 or Brisbane River flood planning area 5 sub-categories or the Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3, Creek/waterway flood planning area 4 or Creek/waterway flood planning area 5 sub-categories, if:1. for vulnerable uses or difficult to evacuate uses; or
2. for essential community infrastructure
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Flood overlay code—purpose, overall outcomes and outcomes in sections B and C |

Table 5.10.12—Heritage overlay

Editor’s note—Development carried out in accordance with and to the extent specified in an exemption certificate which has been issued under section 74 of the *Queensland Heritage Act 1992* is not assessable against the planning scheme.

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU involving a new premises or an existing premises with an increase in gross floor area, if in the Area adjoining heritage sub-category and adjoining a local heritage place, where not for:1. a park; or
2. a dwelling house other than:
3. in the Sherwood—Graceville district neighbourhood plan area; or
4. in the Bulimba district neighbourhood plan area which is set back from the street less than the heritage place; or
5. in the Bulimba district neighbourhood plan area which is of a height greater than the heritage place
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Heritage overlay code—purpose, overall outcomes and outcomes in sections B and C |
| MCU involving a new premises or an existing premises with an increase in gross floor area, if in the Local heritage place sub-category where not involving removal, demolition or demolition of a component of a heritage place, where an exemption certificate has not been issued under section 74 of the *Queensland Heritage Act 1992* | Assessable development—Code assessment |
|  | -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C |
| ROL |
| ROL in the Local heritage place sub-category or the State heritage place sub-category | Assessable development—Code assessment |
| If in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area | Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C |
| Assessable development—Impact assessment |
| If not in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area | The planning scheme including: Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C |
| ROL in the Area adjoining heritage sub-category, if adjoining a local heritage place | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Heritage overlay code— purpose, overall outcomes and outcomes in sections B and C |
| Operational work |
| Operational work in the Local heritage place sub-category or the State heritage place sub-category, if involving:1. a change to landscaping, fencing or natural features that are considered significant to the site; or
2. clearing vegetation, public access, altering the natural topography or drainage patterns, an impact on a watercourse or constructing a road on a site of a heritage place of cultural significance to Aboriginal people

Editor’s note—Advice from the Council should be sought to assist in determining whether operational work is code assessable development under the Heritage overlay code. | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C |
| Operational work in the Local heritage place sub-category or the State heritage place sub-category, if involving extracting gravel, rock, sand or soil from the place where it occurs naturally | Assessable development—Code assessment |
| If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD neighbourhood plan area | Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C |
| Assessable development—Impact assessment |
| If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area | The planning scheme including:Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C |
| Building work |
| Building work for removal, demolition or demolition of a component of a heritage place where:1. not accepted development; or
2. an exemption certificate has not been issued for the work under section 74 of the *Queensland Heritage Act 1992*

Editor’s note— Where and to the extent that a heritage place is located in both the State heritage place sub-category and the Local heritage place sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 of the Queensland Heritage Act 1992 is not assessable against the planning scheme. | Assessable development—Code assessment |
| If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD neighbourhood plan area | Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C |
| Assessable development—Impact assessment |
| If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area | The planning scheme including:Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C |
| Building work under the Act in relation to a Queensland heritage place in the State heritage place sub-category, where an exemption certificate has not been issued under section 74 of the *Queensland Heritage Act 1992*Editor’s note—Schedule 2 Dictionary of the Act provides that building work for a Queensland heritage place includes:* altering, repairing, maintaining or moving a built, natural or landscape feature on the place; and
* excavating, filling or other disturbances to land that damage, expose or move archaeological artefacts, as defined under the *Queensland Heritage Act 1992*, on the place; and
* altering, repairing or removing artefacts that contribute to the place’s cultural heritage significance (furniture or fittings for example); and
* altering, repairing or removing building finishes that contribute to the place’s cultural heritage significance (paint, wallpaper or plaster, for example).

Editor’s note— Where and to the extent that a heritage place is located in both the State heritage place sub-category and the Local heritage place sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 of the Queensland Heritage Act 1992 is not assessable against the planning scheme. | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C |

Table 5.10.13—Industrial amenity overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU in the Industrial amenity investigation area sub-category, if involving an increase in the number of persons on site, where for:1. childcare centre; or
2. detention facility; or
3. dual occupancy; or
4. educational establishment; or
5. hospital; or
6. hotel, to the extent the hotel provides accommodation for tourists or travellers; or
7. multiple dwelling; or
8. relocatable home park; or
9. residential care facility; or
10. resort complex; or
11. retirement facility; or
12. rooming accommodation; or
13. rural workers' accommodation; or
14. short-term accommodation; or
15. tourist park
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or the neighbourhood plan, then the category of assessment is not lowered to code assessment. | Industrial amenity overlay code—purpose, overall outcomes and outcomes in section A |
| MCU in the Industrial hazard investigation area sub-category, if involving an increase in the number of persons on site, where for:1. childcare centre; or
2. detention facility; or
3. dual occupancy; or
4. educational establishment; or
5. food and drink outlet; or
6. high impact industry; or
7. hospital; or
8. hotel, to the extent the hotel provides accommodation for tourists or travellers; or
9. indoor sport and recreation; or
10. low impact industry; or
11. medium impact industry; or
12. multiple dwelling; or
13. outdoor sport and recreation; or
14. relocatable home park; or
15. residential care facility; or
16. resort complex; or
17. retirement facility; or
18. rooming accommodation; or
19. rural workers' accommodation; or
20. shop; or
21. shopping centre; or
22. short-term accommodation; or
23. special industry; or
24. theatre; or
25. tourist park
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Industrial amenity overlay code—purpose, overall outcomes and outcomes in section B |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Industrial amenity overlay code |

Note—Where it is proven that the industrial use which triggers the Industrial amenity overlay has lawfully ceased and a new use that does not have the hazard has commenced, the Industrial amenity overlay does not apply.

Table 5.10.14—Landslide overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:1. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or
2. filling, whether or not associated with building work, which exceeds 1m in height; or
3. filling or excavation exceeding 50m3 (other than the placement of topsoil),

if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements  |
| If complying with all acceptable outcomes in:1. section A of the Landslide overlay code where for filling or excavation;
2. section B if the Landslide overlay code for development other than filling and excavation;
3. the Filling and excavation code if the development involves filling or excavation
 | Not applicable |
|  | Assessable development—Code assessment |
| If not complying with all acceptable outcomes in:1. section A of the Landslide overlay code where for filling or excavation;
2. section B of the Landslide overlay code for development other than filling and excavation;
3. the Filling and excavation code if the development involves filling or excavation
 | Landslide overlay code—purpose, overall outcomes and outcomes in section A where for filling or excavationLandslide overlay code—purpose, overall outcomes and outcomes in section B for development other than filling and excavationFilling and excavation code, if the development involves filling or excavation |
| MCU, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:1. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or
2. filling, whether or not associated with building work, which exceeds 1m in height; or
3. filling or excavation exceeding 50m3 (other than the placement of topsoil),

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Landslide overlay code—purpose, overall outcomes and outcomes in section A where for filling or excavationLandslide overlay code—purpose, overall outcomes and outcomes in section B for development other than filling and excavationFilling and excavation code, if the development involves filling or excavation |
| MCU for the storage or handling of hazardous chemicals exceeding the quantities listed in Table 8.2.14.3.B in the Landslide overlay code | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Landslide overlay code—purpose, overall outcomes and outcomes in section B |
| Operational work |
| Operational work, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:1. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or
2. filling, whether or not associated with building work, which exceeds 1m in height; or
3. filling or excavation exceeding 50m3 (other than the placement of topsoil),

if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements  |
|  | If complying with all acceptable outcomes in:1. section A of the Landslide overlay code;
2. Filling and excavation code
 | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in:1. section A of the Landslide overlay code;
2. Filling and excavation code
 | Landslide overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |
| Operational work, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:1. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or
2. filling, whether or not associated with building work, which exceeds 1m in height; or
3. filling or excavation exceeding 50m3 (other than the placement of topsoil),

if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Landslide overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Landslide overlay code—purpose, overall outcomes and outcomes in section C |
| Building work |
| Building work, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:1. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or
2. filling, whether or not associated with building work, which exceeds 1m in height; or
3. filling or excavation exceeding 50m3 (other than the placement of topsoil)
 | Accepted development, subject to compliance with identified requirements |
|  | If complying with all acceptable outcomes in:1. section A of the Landslide overlay code;
2. Filling and excavation code

Note—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in:1. section A of the Landslide overlay code;
2. Filling and excavation code
 | Landslide overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |

Table 5.10.15—Potential and actual acid sulfate soils overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU involving filling or excavation if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving:1. filling equal to or greater than 500m3; or
2. filling equal to or greater than 0.5m average depth; or
3. excavation equal to or greater than 100m3
 | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Potential and actual acid sulfate soils overlay codeFilling and excavation code |
| Operational work |
| Operational work for filling or excavation, if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving:1. filling equal to or greater than 500m3; or
2. filling equal to or greater than 0.5m average depth; or
3. excavation equal to or greater than 100m3
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Potential and actual acid sulfate soils overlay codeFilling and excavation code |

Table 5.10.16—Pre-1911 building overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| Building work |
| Building work for removal, demolition, or demolition of a part of, a pre-1911 building, if in the Emerging community zone, Low density residential zone, Low–medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone or where located within the City west neighbourhood plan area or the Spring Hill neighbourhood plan area | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Pre-1911 building overlay code |
| Building work for the demolition of a pre-1911 building if in any other zone | Assessable development—Code assessment |
| If complying with acceptable outcome AO3 in the Pre-1911 building overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Pre-1911 building overlay code |
| Assessable development—Impact assessment |
| If not complying with acceptable outcome AO3 in the Pre-1911 building overlay code | The planning scheme including:Pre-1911 building overlay code |
| Building work for the removal of a pre-1911 building if in any other zone | Assessable development—Code assessment |
|  | If complying with acceptable outcome AO4 in the in the Pre-1911 building overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Pre-1911 building overlay code |
| Assessable development—Impact assessment |
| If not complying with acceptable outcome AO4 in the Pre-1911 building overlay code | The planning scheme including:Pre-1911 building overlay code |

Table 5.10.17—Regional infrastructure corridors and substations overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable  |
| ROL, building work or operational work if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan and not involving a new premises or an existing premises with an increase in gross floor area | - | Not applicable |
| MCU |
| MCU involving filling or excavation if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Gas pipeline 20m sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in:1. section A of the Regional infrastructure corridors and substations overlay code;
2. the Filling and excavation code
 | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in:1. section A of the Regional infrastructure corridors and substations overlay code;
2. the Filling and excavation code
 | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |
| MCU involving filling or excavation if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Gas pipeline 20m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |
| MCU, other than a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Gas pipeline 100m sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Regional infrastructure corridors and substations overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Regional infrastructure corridors and substations overlay code  | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Gas pipeline 100m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section A |
| MCU involving filling or excavation, if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Oil pipeline 15m sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in:1. section B of the Regional infrastructure corridors and substations overlay code;
2. the Filling and excavation code
 | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in:1. section B of the Regional infrastructure corridors and substations overlay code;
2. the Filling and excavation code
 | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section BFilling and excavation code |
| MCU involving filling or excavation, if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Oil pipeline 15m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section BFilling and excavation code |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Oil pipeline 100m sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
|  If complying with all acceptable outcomes in section B of the Regional infrastructure corridors and substations overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Regional infrastructure corridors and substations overlay code  | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section B |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Oil pipeline 100m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section B |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Major transport infrastructure sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section D of the Regional infrastructure corridors and substations overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section D of the Regional infrastructure corridors and substations overlay code | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section D |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if in the Major transport infrastructure sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code— purpose, overall outcomes and all outcomes in section D |
| ROL  |
| ROL in the Gas pipeline 100m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section A |
| ROL in the Oil pipeline 100m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section B |
| ROL in the Major electricity infrastructure high voltage powerline sub-category and Major electricity infrastructure high voltage powerline easement sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section C |
| ROL in the Major transport infrastructure sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section D |
| Operational work  |
| Operational work for filling or excavation if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Gas pipeline 20m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section AFilling and excavation code |
| Operational work for filling or excavation, if resulting in a change of 1m or more in the vertical depth or height from the ground level or finished design level, where in the Oil pipeline 15m sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Regional infrastructure corridors and substations overlay code—purpose, overall outcomes and outcomes in section BFilling and excavation code |

Table 5.10.18—Road hierarchy overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
|  | Development approval is not required | Not applicable |
| MCU |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Road hierarchy overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Road hierarchy overlay code | Road hierarchy overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Road hierarchy overlay code—purpose, overall outcomes and outcomes in sections A, B and C |
| ROL |
| ROL | Assessable development—Code assessment |
|  | -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Road hierarchy overlay code—purpose, overall outcomes and outcomes in sections C and D |

Table 5.10.19—Significant landscape tree overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for a new dwelling house, if within the tree protection zone of a significant landscape tree if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Significant landscape tree overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Significant landscape tree overlay code | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for a new dwelling house, if within the tree protection zone of a significant landscape tree if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Significant landscape tree overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Significant landscape tree overlay code | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in section A and B |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in sections A and B |
| Operational work |
| Operational work for filling or excavation if within the tree protection zone of a significant landscape tree if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes on sections A and B of the Significant landscape tree overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in sections A and B of the Significant landscape tree overlay code | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in sections A and B |
| Operational work for filling or excavation if within the tree protection zone of a significant landscape tree if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in sections A and B |
| Building work |
| Building work for an extension to an existing dwelling house if within the tree protection zone of a significant landscape tree | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Significant landscape tree overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Significant landscape tree overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Significant landscape tree overlay code—purpose, overall outcomes and outcomes in section A |

Table 5.10.20—Streetscape hierarchy overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code | Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in section A |
| MCU, other than for a dwelling house, involving a new premises or an existing premises with an increase in gross floor area, if assessable in the zone or neighbourhood plan | Assessable development—Code assessment |
|  | -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in sections A and B |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in sections A and B |

Table 5.10.21—Traditional building character overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU, for a dual occupancy, multiple dwelling, retirement facility, rooming accommodation or short-term accommodation if involving a new premises or an existing premises with an increase in gross floor area, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (design) overlay code |
| MCU for a new dwelling house where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (design) overlay code |
| Building work |
| Building work if involving demolition of:1. any component of a building constructed in 1946 or earlier if on a corner lot; or
2. the components of a building constructed in 1946 or earlier forward of a point which is the highest and rearmost part of the roof; or
3. any component of a building constructed prior to 1911;
4. where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay
 | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (demolition) overlay code—purpose, overall outcomes and outcomes in sections A and B |
| Building work if involving the removal of a building or structure if any part of the building or structure was constructed in 1946 or earlier, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (demolition) overlay code— purpose, overall outcomes and outcomes in sections A and B |
| Building work if involving the repositioning or raising of a building or structure if any part of the building or structure was constructed in 1946 or earlier, not including any building work to enclose underneath a building, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section C of the Traditional building character (demolition) overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section C of the Traditional building character (demolition) overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (demolition) overlay code—purpose, overall outcomes and outcomes in section C |
| Building work involving a dual occupancy, dwelling house, multiple dwelling, retirement facility, rooming accommodation or short-term accommodation where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Traditional building character (design) overlay code |

Table 5.10.22—Transport air quality corridor overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU  |
| MCU for a multiple dwelling, residential care facility, retirement facility or rooming accommodation where accommodating 6 or more people, involving a new premises or an existing premises with an increase in gross floor area, if in the Transport air quality corridor A sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Transport air quality corridor overlay code—purpose, overall outcomes and outcomes in section A |
| MCU for a childcare centre if in the Transport air quality corridor B sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Transport air quality corridor overlay code—purpose, overall outcomes and outcomes in section B |
| MCU involving a new premises or an existing premises with an increase in height, if in the Tunnel ventilation stack sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Transport air quality corridor overlay code—purpose, overall outcomes and outcomes in section C |

Table 5.10.23—Transport noise corridor overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU, ROL, building work or operational work if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | - | Not applicable |
| MCU  |
| MCU for a dual occupancy, multiple dwelling, residential care facility, retirement facility or rooming accommodation where accommodating 6 or more people, involving a new premises or an existing premises with an increase in gross floor area if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| - | Transport noise corridor overlay code |

Table 5.10.24—Water resource catchments overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| Any MCU | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Water resource catchments overlay code |

Table 5.10.25—Waterway corridors overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU for a new dwelling house in the Citywide waterway corridor sub-category or Local waterway corridor sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
|  | If complying with all acceptable outcomes in section B of the Waterway corridors overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section B of the Waterway corridors overlay code | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section B |
| MCU for a new dwelling house in the Citywide waterway corridor sub-category or Local waterway corridor sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section B |
| MCU for a dual occupancy or a new dwelling house in the Brisbane River corridor sub-category (sections 1 to 5) if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section D of the Waterway corridors overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section D of the Waterway corridors overlay code | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section D |
| MCU for a dual occupancy or a new dwelling house in the Brisbane River corridor sub-category (sections 1 to 5) if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section D |
| MCU, other than for a dwelling house, in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section I of the Waterway corridors overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section I of the Waterway corridors overlay code | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section I |
| MCU, other than for a dwelling house, in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
|  | -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section I |
| MCU, other than for a dwelling house or dual occupancy, in the Brisbane River corridor sub-category (sections 1 to 5) if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section J of the Waterway corridors overlay code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section J of the Waterway corridors overlay code | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section J |
| MCU, other than for a dwelling house or dual occupancy, in the Brisbane River corridor sub-category (sections 1 to 5) if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section J |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section K |
| Operational work |
| Operational work for filling or excavation, if 100 vertical millimetres or more in depth in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section GFilling and excavation code |
| Operational work for filling or excavation, if 1,000 vertical millimetres or more in depth in the Brisbane River corridor sub-category (sections 1 to 5) | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section HFilling and excavation code |
| Building work |
| Building work involving an extension to the building footprint of an existing dwelling house in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Waterway corridors overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Waterway corridors overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section A |
| Building work for an extension to the building footprint of an existing dwelling house in the Brisbane River corridor sub-category (sections 1 to 5) | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section C of the Waterway corridors overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section C of the Waterway corridors overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section C |
| Building work in the Brisbane River corridor sub-category (sections 1 to 5), if involving:1. a swimming pool or tennis court between a building and the Brisbane River; or
2. ancillary buildings and structures associated with a dwelling house or dual occupancy
 | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section E of the Waterway corridors overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section E of the Waterway corridors overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section E |
| Building work in the Brisbane River corridor sub-category (sections 1 to 5) for dry boat storage | Accepted development, subject to compliance with identified requirements |
|  | If complying with all acceptable outcomes in section F of the Waterway corridors overlay codeNote—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section F of the Waterway corridors overlay codeNote—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Waterway corridors overlay code—purpose, overall outcomes and outcomes in section F |

Table 5.10.26—Wetlands overlay

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| All aspects of developments |
| MCU, ROL, building work or operational work if prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| MCU |
| MCU if involving a new premises or an existing premises, other than for a dwelling house, with an increase in gross floor area | Assessable development—Code assessment |
| -Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Wetlands overlay code |
| ROL |
| ROL | Assessable development—Code assessment |
| -Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Wetlands overlay code |
| Operational work |
| Operational work for filling or excavation if outside an approved development footprint plan or approved building envelope plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Wetlands overlay code |
| Building work |
| Building work for an extension to an existing dwelling house if outside an approved development footprint plan or approved building envelope plan | Assessable development—Code assessment |
| -Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Wetlands overlay code |

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