

5.10 Categories of development and assessment - Overlays

The following tables identify whether an overlay changes the categories of development and assessment from that stated in a zone or local plan and identifies assessment benchmarks for assessable development and requirements for accepted development.

Note - The overlay map which is used for the purposes to determine if an overlay map applies is the map which ends in '.00' (the trigger map).

Note - The statement 'No change' in the category of development and assessment column means the overlay does not change the category of development or assessment from that stated for the local plan or zone.

Note - Where 'No change' is stated in the category of development and assessment column, the code stated in the assessment benchmarks for assessable development and requirements for accepted development column only applies if the development is accepted development (subject to requirements) or code or impact assessment in the local plan or zone. If the development is accepted development (not subject to requirements) in the local plan or zone, the code stated in the assessment benchmarks for assessable development and requirements for accepted development column does not apply to the development.

Editor's note - Where 'No change' is stated in the category of development and assessment column but accepted development does not comply with one or more of the nominated accepted outcomes in the relevant parts of the applicable code(s), the development becomes code assessable development. See section 5.3.(2) located in Part 5.

Note - Assessment benchmarks for assessable development and requirements for accepted development identified are in addition to assessment benchmarks for assessable development and requirements for accepted development identified in the tables to sections 5.4 to 5.9.

5.10.1 Acid sulfate soils overlay

Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If - a. not for a Dual occupancy (auxiliary unit); b. not for a Dwelling house; c. on an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m³ or more of soil or sediment; or B. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
Material change of use or reconfiguring a lot	If - a. not meeting the description listed in (c) above; or b. for a Dual occupancy (auxiliary unit); or c. for a Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If - a. not a material change of use for a Dual occupancy (auxiliary unit); b. not a material change of use for a Dwelling house; c. on an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m³ or more of soil or sediment; or B. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
	If - a. not meeting the description listed in (c) above; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house.	Not applicable

Operational work - filling or excavation or Operational work - infrastructure work	No change	
	If - a. accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. not carried out by the local government; c. the land has an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m³ or more of soil or sediment; or B. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
	If not meeting the description listed in the level of assessment column for 'No change' above.	Not applicable

5.10.2 Biodiversity areas overlay

Editor's note - Where a lot is affected by a Biodiversity corridor, Koala corridor, Primary vegetation management area or Secondary vegetation management area, a certificate can be obtained from the local government to confirm the extent that is within the corridor/area. The certificate will be determinative.

Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.2 Biodiversity areas overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	No change	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.2 Biodiversity areas overlay code
	No change	
	If material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable
Operational work - clearing of native vegetation	No change	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular clearing of native vegetation does not require operational work development approval; or c. any of Tables 5.10.2.1.1 to 5.10.2.1.5 apply.	Not applicable
	Accepted development (subject to requirements)	
	If not (a) to (c) above and - a. the land does not have - i. an area or corridor identified on Biodiversity areas overlay map OM-02.02; or ii. locally significant vegetation area identified on Biodiversity areas overlay map OM-02.03; b. if the land has an area identified as a Primary vegetation management area on Biodiversity areas overlay map OM-02.01 - i. the clearing is not of native trees or native habitat trees; ii. the total area cleared on a lot does not exceed 150m²;	8.2.2 Biodiversity areas overlay code

	Note - The 150m ² is a total amount, whether reached on one occasion or cumulatively over a number of occasions.	
	c. if the land has an area identified as a Secondary vegetation management area on Biodiversity areas overlay map OM-02.01, the clearing is of less than 10 native trees or native habitat trees.	
	Code assessment	
	If not meeting the description listed in the category of development and assessment column for 'No change' above or 'Accepted development (subject to requirements)' above.	8.2.2 Biodiversity areas overlay code

Table 5.10.2.1.1 - Development outside a specific area in the biodiversity areas overlay

The development meets all of the following circumstances:	
1	There is no development within any of the following areas: a. as identified on Biodiversity areas overlay map OM-02.02: i. an Environmental management and conservation area; ii. a Biodiversity corridor; iii. a Koala corridor; b. the areas identified on Biodiversity areas overlay map OM-02.03.
2	There is no clearing of native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01.
3	There is no clearing of native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01.

Table 5.10.2.1.2 - Clearing on a lot less than 5,000m² outside specified zones/areas

Clearing is limited to the following circumstances:	
1	Clearing (other than of remnant endangered regional ecosystem mapped under the <i>Vegetation Management Act 1999</i>) is on a lot less than 5,000m ² in area and is not located in: a. the Environmental management and conservation zone; b. the Rural zone; c. the Rural residential zone; d. the Acreage precinct in the Low density residential zone; e. the Emerging community zone; f. a Koala corridor identified on Biodiversity areas overlay map OM-02.02.

Table 5.10.2.1.3 - Clearing for, or for services or access to, approved development

Clearing falls within one or more of the following circumstances:	
1	Clearing is limited to within an approved development envelope area.
2	Clearing is in accordance with an infrastructure agreement.
3	Clearing is for construction or maintenance of: a. a service corridor to provide an above or underground utility service to an existing or approved dwelling or approved development envelope area, and the clearing is limited to two metres in width from the centre point of the corridor; or b. an accessway to an existing or approved dwelling or approved development envelope area, and the clearing is limited to five metres in width.

Table 5.10.2.1.4 - Clearing for bushfire protection

Clearing falls within one or more of the following circumstances:	
1	Clearing is for the establishment or maintenance of a fire maintenance trail required by a condition of a development approval and the clearing is limited to width of the trail.
2	Clearing is for the establishment of fire control lines where: a. on a lot between one hectare and five hectares: i. within three metres of the lot boundary; ii. for the turning of a vehicle within a 12 metre radius of the corner of the lot; iii. does not include a native habitat tree; b. on a lot greater than five hectares: i. within five metres of the lot boundary; ii. for the turning of a vehicle within an area that is no greater than 30m ² in area and adjoins an existing or proposed fire control line located no closer than 200 metres from another vehicle turning area; iii. for the turning of a vehicle within a 12 metre radius of the

	corner of the lot; iv. does not include a native habitat tree.
3	Clearing is for fuel reduction around an existing or approved class 1 building, limited to: a. the removal of native vegetation in the inner zone (within 10 metres of the outermost projection of the building) as identified in Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings; b. the removal of native vegetation other than a native tree from the outer zone (within 10 metres of the outer edge of the inner zone) as identified in Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings; c. for a building on a sloping site, removal of native vegetation other than native trees for the following further distance beyond the outer zone: i. one metre for every degree of average natural slope, down slope of the building; ii. 0.5 metres for every degree of average natural slope, upslope of the building.
4	Clearing is for fuel reduction around an existing or approved class 10 building or structure, limited to: a. the removal of native vegetation in the inner zone (within five metres of the outermost projection of the building or structure) as identified in Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings; b. the removal of native vegetation other than a native tree from the outer zone (within five metres of the outer edge of the inner zone) as identified in Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings; c. for a building or structure on a sloping site, removal of native vegetation other than a native tree for the following further distance beyond the outer zone: i. one metre for every degree of slope, down slope of the building or structure; ii. 0.5 metres for every degree of slope, upslope of the building or structure.

Editor's note - Slope is measured as the average natural slope over a distance of 10 metres upslope of the building/structure and 20 metres down slope of the building/structure.

Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings

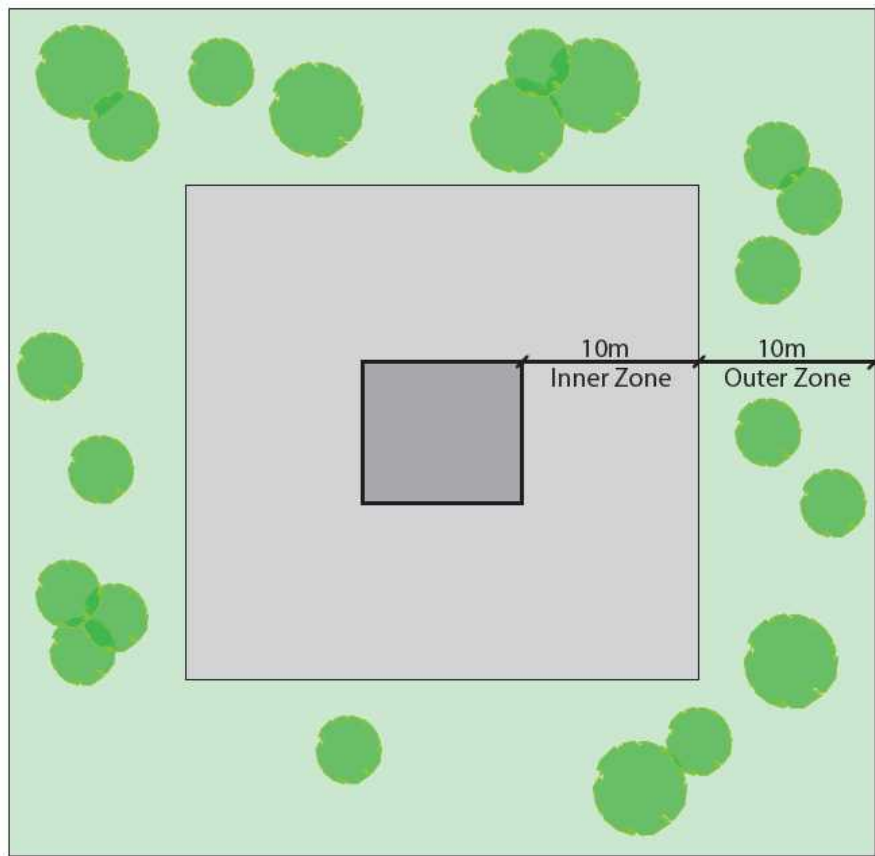


Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings

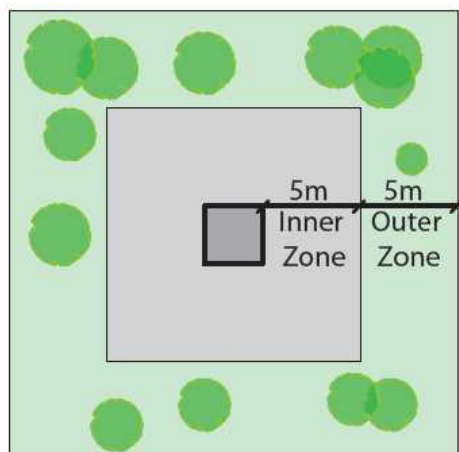


Table 5.10.2.1.5 - Clearing for management of native vegetation or control of problem species

Clearing falls within one or more of the following circumstances:	
1	Clearing is limited to management and maintenance of native vegetation (other than native trees or native habitat trees): a. in connection with the maintenance of an existing lawful garden; or b. as part of a regular ongoing maintenance program for the mowing and slashing of grass.
2	Clearing is of the following native species: a. Cadaghi (<i>Corymbia torelliana</i>); or b. Umbrella tree (<i>Schefflera actinophylla</i>).

5.10.3 Bushfire hazard overlay

Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If - a. in an approved development envelope area; or b. development is undertaken in accordance with an existing bushfire management plan approved by Council; or c. for a Dual occupancy (auxiliary unit); or d. for a Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. development is not undertaken in accordance with an existing bushfire hazard assessment or bushfire management plan approved by Council; or c. not for a Dual occupancy (auxiliary unit); or d. not for a Dwelling house.	8.2.3 Bushfire hazard overlay code
Material change of use or reconfiguring a lot	No change	
	If - a. in an approved development envelope area; or b. development is undertaken in accordance with an existing bushfire management plan approved by Council; or c. material change of use for a Dual occupancy (auxiliary unit); or d. material change of use for a Dwelling house.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. development is not undertaken in accordance with an existing bushfire hazard assessment or bushfire management plan approved by Council; or	8.2.3 Bushfire hazard overlay code

	c. not material change of use for a Dual occupancy (auxiliary unit); or d. not material change of use for a Dwelling house.	
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5.10.4 Extractive resources overlay

Table 5.10.4.1 - Extractive resources overlay map OM-04.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use or reconfiguring a lot	No change	
		8.2.4 Extractive resources overlay code

5.10.5 Flood hazard overlay

Editor's note - Where a lot is affected by the flood assessment area, a flood search report should be obtained from the local government to confirm the extent of flooding. The flood search report will be determinative, unless located in a Flood investigation area. Flood investigation areas represent known locations of a potential flood risk where detailed flood studies have yet to be undertaken to determine the level of risk the premises is exposed to. The flood search report for land in a Flood investigation area represents the best information for use currently available to Council, unless an applicant undertakes a localised flood risk assessment to determine the flood risk and flood level for the property in accordance with the requirements of Planning scheme policy 10 - Flood.

Table 5.10.5.1 - Flood hazard overlay map OM-05.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work associated with a Dual occupancy (auxiliary unit) or Dwelling house	No change	
	If - a. located outside of a High flow area on Flood hazard overlay map OM-05.02; b. building work: i. does not exceed 25m²; ii. does not involve enclosing an undercroft in a High flood risk area on Flood hazard overlay map OM-05.04.	Not applicable
	No change	
Building work not associated with a Dual occupancy (auxiliary unit) or Dwelling house	If - a. not meeting aspect (a) and (b) above; b. in any of the following areas on Flood hazard overlay map OM-05.04: i. High flood risk area; or ii. Moderate flood risk area; or iii. Flood investigation area.	9.3.2 Dual occupancy and Dwelling house code
	Accepted development (subject to requirements)	
	If in a High flow area on Flood hazard overlay map OM-05.02.	8.2.5 Flood hazard overlay code - Table 8.2.5.3.1, Part B, Acceptable Outcomes AO8.1 and AO8.2
Material change of use for a Dual occupancy (auxiliary unit) or Dwelling house	No change	
	If in a Low flood island on Flood hazard overlay map OM-05.01.	9.3.2 Dual occupancy and Dwelling house code - Table 9.3.2.3.1, Acceptable Outcomes AO38.1 and AO38.2
	No change	
	If in a Moderate flood risk area on Flood hazard overlay map OM-05.04.	9.3.2 Dual occupancy and Dwelling house code
	Code assessment	
	If in any of the following areas on Flood hazard overlay map OM-05.04: a. High flood risk area; or b. Flood investigation area.	9.3.2 Dual occupancy and Dwelling house code
Material change of use for a Home-based business	No change	
	If in any of the following areas on Flood hazard overlay map OM-05.04: a. High flood risk area; or b. Moderate flood risk area; or c. Flood investigation area.	8.2.5 Flood hazard overlay code - Table 8.2.5.3.1 - Part E
Material change of use for a	No change	

use other than: • Cropping; or • Dual occupancy (auxiliary unit); or • Dwelling house; or • Home-based business; or • Landing; or • Local utilities; or • Minor electricity infrastructure; or • Park; or • Permanent plantation; or • Port service; or • Roadside stall.	If - a. assessable development in a zone or local plan; b. in any of the following areas on Flood hazard overlay map OM-05.04: i. High flood risk area; or ii. Moderate flood risk area; or iii. Flood investigation area.	8.2.5 Flood hazard overlay code
	No change	
	If - a. assessable development in a zone or local plan; b. Essential community infrastructure activities or Vulnerable use activities.	8.2.5 Flood hazard overlay code
	Accepted development (subject to requirements)	
	If - a. not assessable development in a zone or local plan; b. an accommodation land use; c. in a Low flood island on Flood hazard overlay map OM-05.01.	8.2.5 Flood hazard overlay code - Acceptable Outcomes AO17 and AO18
	Code assessment	
	If - a. not assessable development in a zone or local plan; b. Essential community infrastructure activities or Vulnerable use activities.	8.2.5 Flood hazard overlay code
Reconfiguring a lot	If - a. not assessable development in a zone or local plan; b. in any of the following areas on Flood hazard overlay map OM-05.04: i. High flood risk area; or ii. Moderate flood risk area; or iii. Flood investigation area.	8.2.5 Flood hazard overlay code
	No change	
	If in any of the following areas on Flood hazard overlay map OM-05.04: a. High flood risk area; or b. Moderate flood risk area; or c. Flood investigation area.	8.2.5 Flood hazard overlay code
	No change	
Operational work - filling or excavation or Operational work - infrastructure work	If in a Low flood island on Flood hazard overlay map OM-05.01.	8.2.5 Flood hazard overlay code - Table 8.2.5.3.1, Part C, Acceptable Outcome AO19
	No change	
	If - a. carried out by the local government; or b. for public infrastructure.	Not applicable
	No change	
	If - a. not carried out by the local government; b. not for public infrastructure; c. not exceeding a volume of 20m³; d. not exceeding an area of 2,000m². Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	Not applicable
	Code assessment	
	If - a. not meeting the description for 'No change' above; b. in any of the following areas on Flood hazard overlay map OM-05.04: i. High flood risk area; or ii. Moderate flood risk area; or iii. Flood investigation area.	8.2.5 Flood hazard overlay code - Table 8.2.5.3.1, Part D

5.10.6 Greenbank training area buffer overlay

Table 5.10.6.1 - Greenbank training area buffer overlay map OM-06.00

Development	Category of development and assessment	Assessment benchmarks for assessable development
Material change of use	No change	

	If not material change of use for a Dual occupancy or Dwelling house.	8.2.6 Greenbank Training Area buffer overlay code
	No change	
	If material change of use for a Dual occupancy or Dwelling house.	Not applicable

5.10.7 Heritage overlay

Table 5.10.7.1 - Heritage overlay map OM-07.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If - a. carried out by the local government; or b. on land owned by the local government or of which the local government is the trustee.	Not applicable
	Code assessment	
	If - a. not carried out by the local government; b. not on land owned by the local government or of which the local government is the trustee.	8.2.7 Heritage overlay code
Material change of use	No change	
	If a permit has been issued under Local Law 14 - Cemeteries.	Not applicable
	No change	
	If a permit has not been issued under Local Law 14 - Cemeteries.	8.2.7 Heritage overlay code

Editor's note - The local government is the assessment manager for building work made assessable by this table.

5.10.8 Landslide hazard and steep slope area overlay

Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.

Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If - a. in an approved development envelope area; or b. for a Dual occupancy (auxiliary unit); or c. for a Dwelling house; or d. the development is in a location where the gradient is: i. less than 12 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as: A. "Equal to or greater than 12 percent slope hazard area"; or B. "12 percent slope investigation area"; or ii. less than 15 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as "Equal to or greater than 15 percent slope hazard area". Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If none of (a) to (d) above applies.	8.2.8 Landslide hazard and steep slope area overlay code
Material change of use or reconfiguring a lot	No change	
	If - a. in an approved development envelope area; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house; or d. the development is in a location where the	Not applicable

	gradient is: i. less than 12 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as: A. "Equal to or greater than 12 percent slope hazard area"; or B. "12 percent slope investigation area"; or ii. less than 15 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as "Equal to or greater than 15 percent slope hazard area".	
	No change	
	If none of (a) to (d) above applies.	8.2.8 Landslide hazard and steep slope area overlay code
Operational work - filling or excavation or Operational work - infrastructure work	No change	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular filling or excavation, or infrastructure work does not require operational work development approval; or c. in an approved development envelope area.	Not applicable
	Code assessment	
	If - a. accepted development (not subject to requirements), accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. none of (a) to (c) above applies.	8.2.8 Landslide hazard and steep slope area overlay code

5.10.9 Regional infrastructure corridors and substations overlay

Table 5.10.9.1 - Regional infrastructure corridors and substations overlay map OM-09.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.9 Regional infrastructure corridors and substations overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	No change	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.9 Regional infrastructure corridors and substations overlay code
	No change	
	If material change of use for Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable

5.10.10 Residential overlay

Table 5.10.10.1 - Residential overlay map OM-10.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use	Accepted development (subject to requirements)	
	If in a residential area and - a. for a Dwelling house; or b. for a class 10 building or structure for a Dwelling house.	9.3.2 Dual occupancy and Dwelling house code
	Accepted development (subject to requirements)	
	If in a residential area and for a class 10 building or	The zone code for the zone area.

	structure for a residential activity other than for a Dwelling house.	The local plan code for the local plan area.
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5.10.11 Strategic airport and environs overlay

Table 5.10.11.1 - Strategic airport and environs overlay map OM-11.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.10 Strategic airport and environs overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	No change	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.10 Strategic airport and environs overlay code
	No change	
	If material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable

5.10.12 Transport noise corridors overlay

Editor's note - There is no table of assessment for the Transport Noise Corridor Overlay. This overlay is provided for the purposes of identifying areas subject to specific building requirements as mandated by Queensland Development Code MP 4.4 (Building in a Transport Noise Corridor).

5.10.13 Water resource catchments overlay

Table 5.10.13.1 - Water resource catchments overlay map OM-13.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.11 Water resource catchments overlay code
Material change of use	No change	
	If - a. Home-based business; or b. Roadside stall; or c. Telecommunications facility; or d. Dual occupancy (auxiliary unit); or e. Dwelling house.	Not applicable
	No change	
	If not - a. Animal husbandry; or b. Animal keeping; or c. Cropping; or d. Home-based business; or e. Roadside stall; or f. Telecommunications facility; or g. Dual occupancy (auxiliary unit); or h. Dwelling house.	8.2.11 Water resource catchments overlay code
	Code assessment	
Reconfiguring a lot	If - a. Animal husbandry; or b. Animal keeping; or c. Cropping.	8.2.11 Water resource catchments overlay code
	No change	
		8.2.11 Water resource catchments overlay code

5.10.14 Waterway corridors and wetlands overlay

Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.12 Waterway corridors and wetlands overlay code
Material change of use or reconfiguring a lot	No change	
	If - a. in an approved development envelope area; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. not material change of use for a Dual occupancy (auxiliary unit); or c. not material change of use for a Dwelling house.	8.2.12 Waterway corridors and wetlands overlay code
Operational work - filling or excavation or Operational work - infrastructure work or Operational work - vegetation clearing	No change	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular filling or excavation, infrastructure work or vegetation clearing does not require operational work development approval.	Not applicable
	Code assessment	
	If - a. accepted development (not subject to requirements), accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. neither (a) or (b) above applies.	8.2.12 Waterway corridors and wetlands overlay code

Note - Some overlays may only be included for information purposes. This may result in no change to the category of development or assessment or assessment benchmarks for assessable development or requirements for accepted development under the planning scheme.