

5.9 Categories of development and assessment – Overlays

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

Table 5.9.1 Assessment benchmarks for overlays

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Acid sulfate soils overlay		
<p>Any development if:-</p> <p>(a) within Area 1 as identified on an Acid sulfate soils overlay map and involving:-</p> <p>(i) excavating or otherwise removing 100m³ or more of soil or sediment; or</p> <p>(ii) filling of land with 500m³ or more of material with an average depth of 0.5m or greater; or</p> <p>(b) within Area 2 as identified on an Acid sulfate soils overlay map and involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD.</p>	No change	<p>Acid sulfate soils overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Acid sulfate soils overlay code</p>
Agricultural land overlay		
<p>Material change of use, other than in an existing building, if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making).</p>	No change	<p>Agricultural land overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Agricultural land overlay code</p>
<p>Reconfiguring a lot if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making).</p>	No change	Agricultural land overlay code
<p>Operational work involving excavation and filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making); and</p> <p>(b) involving more than 50m³ of material.</p>	No change	Agricultural land overlay code
Airport and aviation facilities overlay – if within or under operational airspace		
<p>Material change of use if:-</p> <p>(a) within or under operational airspace as identified in the SPP interactive mapping system (plan making); and</p> <p>(b) involving the following:-</p> <p>(i) buildings or works that intrude into the operational airspace; or</p> <p>(ii) the emission of gaseous plumes, smoke, dust, ash or steam.</p>	<p>Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).</p> <p>No change if not otherwise specified.</p>	Airport and aviation facilities overlay code
<p>Operational work if:-</p> <p>(a) within or under operational airspace as identified in the SPP interactive mapping system (plan making); and</p> <p>(b) involving the following:-</p> <p>(i) the emission of gaseous plumes, smoke, dust, ash or steam; or</p> <p>(ii) external lighting not associated with a material change of use that includes the following:-</p> <p>(A) straight parallel lines 500m to 1,000m long; or</p> <p>(B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium</p>	No change	<p>Airport and aviation facilities overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Airport and aviation facilities overlay code</p>

¹ Note—where development is not identified in this column of the table as being subject to a particular overlay, then that overlay is not applicable to the development.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
lights.		
<i>Airport and aviation facilities overlay – if within a lighting area buffer zone or wildlife hazard buffer zone</i>		
<p>Material change of use if involving the following in a lighting area buffer or wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making):-</p> <p>(a) the disposal of putrescible waste within a wildlife hazard buffer zone (i.e. within 13km of a runway); or</p> <p>(b) the following uses within the 8km wildlife hazard buffer zone:-</p> <p>(i) aquaculture (other than minor aquaculture);</p> <p>(ii) animal keeping, where involving a wildlife or bird sanctuary;</p> <p>(iii) any industrial activity involving food processing or an abattoir;</p> <p>(iv) intensive animal industry; or</p> <p>(c) the following within a lighting area buffer zone:-</p> <p>(i) external lighting that includes straight parallel lines 500m to 1,000m long; or</p> <p>(ii) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or</p> <p>(d) major sports, recreation and entertainment facilities or outdoor sport and recreation facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within the 3km wildlife hazard buffer zone; or</p> <p>(e) the creation of a constructed waterbody within the 3km wildlife hazard buffer zone.</p>	<p>Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).</p> <p>No change if not otherwise specified.</p>	Airport and aviation facilities overlay code
<p>Reconfiguring a lot if involving the following:-</p> <p>(a) the construction of a new road within a lighting area buffer zone identified in the SPP interactive mapping system (plan making); or</p> <p>(b) the creation of a constructed waterbody within the 3km wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making).</p>	No change	Airport and aviation facilities overlay code
<p>Operational work if involving the creation of a constructed waterbody within the 3km wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making).</p>	No change	Airport and aviation facilities overlay code
<i>Airport and aviation facilities overlay – if within ANEF contours</i>		
<p>Material change of use if:-</p> <p>(a) involving the following uses within the 20 ANEF contour as identified in the SPP interactive mapping system (plan making):-</p> <p>(i) a use in the residential activities activity group;</p> <p>(ii) a use in the community activities activity group, other than emergency services;</p> <p>(iii) a use in the recreation activities activity group;</p> <p>(iv) a use in the business activities activity group being a function facility, market, shopping centre or tourist attraction; or</p> <p>(b) involving a use in the business activities activity group not mentioned in clause (a)(iv), other than a sales office, and located within the 25 ANEF contour as identified in the SPP interactive mapping system (plan making); or</p> <p>(c) involving one or more of the following uses in the industrial activities activity group where located within the 30 ANEF contour as identified in the SPP interactive mapping system (plan making):-</p> <p>(i) low impact industry;</p> <p>(ii) research and technology industry; or</p> <p>(iii) service industry.</p>	No change	Airport and aviation facilities overlay code

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot if creating additional lots within an ANEF contour as identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within the public safety area		
Material change of use if within the public safety area as identified in the SPP interactive mapping system (plan making), other than for the following:- (a) animal husbandry; (b) cropping; (a) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	Code assessment if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).	Airport and aviation facilities overlay code
	No change if not otherwise specified.	
Reconfiguring a lot if creating additional lots within the public safety area as identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within an aviation facility building restricted area²		
Material change of use if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, as identified in the SPP interactive mapping system (plan making); and (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system (plan making).	Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).	Airport and aviation facilities overlay code
	No change if not otherwise specified.	
Building work if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, other than for the Sloping Hummock VHF facility, as identified in the SPP interactive mapping system; or (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Biodiversity areas overlay³		
Material change of use , other than in an existing building, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	No change	Biodiversity areas overlay code Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Biodiversity areas overlay code
Reconfiguring a lot if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or	No change	Biodiversity areas overlay code

² Note—development within a building restricted area only requires assessment if the height of the development is such that it will encroach into the building restricted area airspace (i.e. “zone A” or “area A”). **Section 8.2.3 (Airport and aviation facilities code)** and the *State Planning Policy Guideline: State interest—Airports and aviation facilities* provide guidance on the building restricted areas for aviation facilities.

³ Note—the Biodiversity areas overlay identifies areas which available data indicate contain ecologically important areas at the date of commencement of the planning scheme. Other ecologically important areas not identified in the SPP interactive mapping system (plan making) may also contain significant habitat and biodiversity values. Development occurring in such areas may be assessable against the Biodiversity areas overlay code where specified in this table of assessment.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
(iii) within 200m of a wetland.		
<p>Operational work, other than placing an advertising device on premises, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:-</p> <p>(a) where in an urban area or rural residential area – within 50m of a watercourse or wetland;</p> <p>(b) where not in an urban or rural residential area –</p> <p>(i) within 50m of a watercourse (stream order 1 or 2);</p> <p>(ii) within 100m of a watercourse (stream order 3 or greater); or</p> <p>(iii) within 200m of a wetland.</p>	No change	<p>Biodiversity areas overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Biodiversity areas overlay code</p>
Bushfire hazard overlay		
<p>Material change of use if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system (plan making), other than for the following:-</p> <p>(a) an extractive industry;</p> <p>(b) a use in the rural activities activity group; or</p> <p>(c) a use in the other activities activity group.</p>	No change	Bushfire hazard overlay code
<p>Reconfiguring a lot if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system (plan making).</p>	No change	Bushfire hazard overlay code
<p>Building work other than if in a Residential zone or Emerging community zone, if:-</p> <p>(a) within a designated bushfire prone area as identified in Table 1.6.1 (Building assessment provisions) of the planning scheme; and</p> <p>(b) involving a dwelling house.</p>	No change	Bushfire hazard overlay code
Coastal protection overlay – if within a coastal management district, erosion prone area or coastal setback line		
<p>Material change of use involving the construction of a new building or structure, or an increase in the gross floor area of an existing building or structure, if:-</p> <p>(a) within a coastal management district or erosion prone area as identified in the SPP interactive mapping system (plan making); or</p> <p>(b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	No change	Coastal protection overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system (plan making); or</p> <p>(b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	No change	Coastal protection overlay code
<p>Operational work if:-</p> <p>(c) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system (plan making); or</p> <p>(d) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	No change⁴	Coastal protection overlay code
<p>Building work if located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map, other than building work for the following -</p> <p>(a) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes⁵; or</p> <p>(b) an extension to an existing building or structure</p>	No change	Coastal protection overlay code

⁴ Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development in Schedule 10 of the Regulation.

⁵ Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-

(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and

(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
that is landward of the seaward alignment of the existing building or structure.		
Coastal protection overlay – if within a Sea Turtle Sensitive Area⁶		
Material change of use if within the Sea turtle sensitive area on a Coastal protection overlay map.	No change	Sea turtle sensitive area overlay code
Reconfiguring a lot if within the Sea turtle sensitive area on a Coastal protection overlay map.	No change	Sea turtle sensitive area overlay code
Operational work if within the Sea turtle sensitive area on a Coastal protection overlay map.	No change⁷	Sea turtle sensitive area overlay code
Extractive resources overlay – if within a resource/processing area		
Material change of use if within a resource/processing area as identified in the SPP interactive mapping system (plan making), other than for the following:- (a) animal husbandry; (b) cropping; (c) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use). No change if not otherwise specified.	Extractive resources overlay code
Reconfiguring a lot if within a resource/processing area as identified in the SPP interactive mapping system (plan making).	No change	Extractive resources overlay code
Extractive resources overlay – if within an extractive resource separation area		
Material change of use if within a separation area for a resource/processing area as identified in the SPP interactive mapping system (plan making), except where:- (a) in an existing building; or (b) for the following:- (i) a home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (ii) caretaker's accommodation (where associated with the extractive industry); (iii) utility installation (where a waste management facility); or (iv) a use in the rural activities activity group other than intensive animal industry or winery.	Code assessment if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use). No change if not otherwise specified.	Extractive resources overlay code
Reconfiguring a lot if within a separation area for a resource/processing area as identified in the SPP interactive mapping system (plan making).	No change	Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use , other than in an existing building, if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) involving the following:- (i) a use in the residential activities activity group; or (ii) a use in the community activities activity group.	No change	Extractive resources overlay code
Reconfiguring a lot if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) increasing the number of lots.	No change	Extractive resources overlay code
Operational work if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) associated with the creation of, or upgrade to, a vehicular access point to the transport route.	No change	Extractive resources overlay code

⁶ Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in Schedule 2 (Mapping).

⁷ Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development in Schedule 10 of the Regulation.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood hazard overlay⁸		
<p>Material change of use if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council, other than for the following:-</p> <ul style="list-style-type: none"> (a) animal husbandry; (b) cropping; (c) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (d) outdoor sport and recreation. 	<p>Code assessment if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).</p> <p>No change if not otherwise specified.</p>	Flood hazard overlay code
<p>Reconfiguring a lot if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council.</p>	No change	Flood hazard overlay code
<p>Operational work if:-</p> <ul style="list-style-type: none"> (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving excavating or filling. 	<p>Code assessment if the operational work is provisionally made accepted by the table of assessment in Section 5.7 (Categories of development and assessment – Operational work).</p> <p>No change if not otherwise specified.</p>	Flood hazard overlay code
<p>Building work if:-</p> <ul style="list-style-type: none"> (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving a dwelling house. 	No change	Flood hazard overlay code
Heritage and neighbourhood character overlay – if involving or adjoining a heritage place		
<p>Material change of use if:-</p> <ul style="list-style-type: none"> (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the change of use will result in building work involving the alteration, demolition, relocation or removal of the local heritage place. 	<p>Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use).</p> <p>No change if not otherwise specified.</p>	<p>Heritage and neighbourhood character overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code</p>
<p>Material change of use if on a lot or premises adjoining:-</p> <ul style="list-style-type: none"> (a) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map. 	No change	
<p>Reconfiguring a lot if:-</p> <ul style="list-style-type: none"> (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- <ul style="list-style-type: none"> (i) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (ii) a local heritage place as identified on a Heritage and neighbourhood character overlay map. 	No change	Heritage and neighbourhood character overlay code
<p>Building work if:-</p> <ul style="list-style-type: none"> (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the building work involves the alteration, demolition, relocation or removal of the local heritage place. 	Code assessment if the building work is provisionally made accepted or accepted subject to requirements by the table of assessment in Section 5.6 (Categories of development and	Heritage and neighbourhood character overlay code

⁸ Note—the Flood hazard maps adopted by Council identify flood hazard areas (including storm tide inundation areas) for the Bundaberg Region declared by Council resolution under section 13 of the Building Regulation 2006, as referenced at **Section 1.7.4 (Other documents incorporated in the planning scheme)**.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	assessment – Building work).	
Building work , other than minor building work, if on a lot or premises adjoining:- (a) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 50m ³ if on a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- (i) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (ii) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Heritage and neighbourhood character overlay – if within a neighbourhood character area		
Material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving building work (other than an internal fitout to an existing building).	Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use). No change if not otherwise specified.	Heritage and neighbourhood character overlay code
Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Building work if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving:- (i) the demolition, relocation or removal of a Victorian, Federation or Interwar building or structure; or (ii) any of the following external changes to a Victorian, Federation or Interwar building or structure:- (A) extensions forward of the existing front building alignment; or (B) extensions not forward of the existing front building but visible from the street; or (C) enclosing a front verandah; or (D) a change of external building material or cladding to the front or side elevation; or (E) raising the building.	Code assessment if the building work is provisionally made accepted or accepted subject to requirements by the table of assessment in Section 5.6 (Categories of development and assessment – Building work). No change if not otherwise specified.	Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 50m ³ if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Infrastructure overlay – if within a gas pipeline buffer		
Material change of use if within a gas pipeline buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	No change	Infrastructure overlay code Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Infrastructure overlay code
Reconfiguring a lot if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Operational work associated with reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	No change	Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	Code assessment if the operational work is provisionally made accepted or accepted subject to requirements by the table of assessment in Section 5.7 (Categories of development and assessment – Operational work).	Infrastructure overlay code
	No change if not otherwise specified.	Infrastructure overlay code
Infrastructure overlay – electricity substations and major electricity infrastructure		
Material change of use if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making), except where:- (a) in an existing building and not involving a sensitive land use ⁹ ; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	No change	Infrastructure overlay code Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Infrastructure overlay code
Reconfiguring a lot if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making); and (b) increasing the number of lots.	No change	Infrastructure overlay code
Operational work associated with reconfiguring a lot if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making).	No change	Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making); and (b) involving excavation or filling of more than 50m ³ of material.	No change	Infrastructure overlay code
Infrastructure overlay – if within a wastewater treatment plant buffer		
Material change of use if within a wastewater treatment plant buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building and not involving a sensitive land use ¹⁰ ; or (b) a home based business or a use in the industry activities activity group, rural activities activity group or other activities activity group.	Code assessment if the change of use involves a sensitive land use in the Rural zone and is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development	Infrastructure overlay code

⁹ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

¹⁰ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	and assessment – Material change of use).	
	No change if not otherwise specified.	
Reconfiguring a lot if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Infrastructure overlay – if within a waste management facility buffer		
Material change of use if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use ¹¹ .	Code assessment if in the Rural zone and the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use).	Infrastructure overlay code
Reconfiguring a lot if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change if not otherwise specified.	
Reconfiguring a lot if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Infrastructure overlay – State controlled road, railway and cane railway corridors		
Material change of use involving a sensitive land use ¹² if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system (plan making), excluding where QDC MP4.4 applies; or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	Code assessment if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use).	Infrastructure overlay code
Reconfiguring a lot increasing the number of lots if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system (plan making); or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	No change if not otherwise specified.	
Reconfiguring a lot if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system (plan making); or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	No change	Infrastructure overlay code
Steep land (slopes >15%) overlay		
Material change of use , other than in an existing building, if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code
Reconfiguring a lot if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code
Building work if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code
Operational work associated with a material change of use or reconfiguring a lot if:- (a) within an area identified as steep land on a Steep land (slopes >15%) overlay map; and (b) involving:- (i) excavation or filling of more than 50m ³ of material; (ii) vegetation clearing; or (iii) redirecting the existing flow of surface or ground water.	No change	Steep land (slopes >15%) overlay code
	Code assessment if the operational work is	Steep land (slopes >15%) overlay code

¹¹ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

¹² Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development ¹	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within an area identified as steep land on a Steep land (slopes >15%) overlay map; and</p> <p>(b) involving:-</p> <p>(i) excavation or filling of more than 50m³ of material; or</p> <p>(ii) redirecting the existing flow of surface or ground water.</p>	<p>provisionally made accepted or accepted subject to requirements by the table of assessment in Section 5.7 (Categories of development and assessment – Operational work).</p> <p>No change if not otherwise specified.</p>	<p>Steep land (slopes >15%) overlay code</p>
Water resource catchments overlay		
<p>Material change of use if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) involving any of the following uses:-</p> <p>(i) a use in the industry activities activity group;</p> <p>(ii) animal keeping;</p> <p>(iii) aquaculture (other than minor aquaculture);</p> <p>(iv) cemetery;</p> <p>(v) intensive animal industry;</p> <p>(vi) motor sport facility;</p> <p>(vii) service station; or</p> <p>(viii) utility installation (where a landfill or refuse transfer station)</p>	<p>No change</p>	<p>Water resource catchment overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Water resource catchments overlay code</p>
<p>Reconfiguring a lot if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) increasing the number of lots.</p>	<p>No change</p>	<p>Water resource catchment overlay code</p>
<p>Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) involving excavating or filling of more than 50m³ of material.</p>	<p>No change</p>	<p>Water resource catchment overlay code</p>