

## 5.10 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 5.10.1 - Overlays**

Development	Category of development and assessment	Assessment benchmarks
<b>Airport environs overlay</b>		
Building Work	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where on a site affected by the Obstacle Limitation Surface or Airport Environs buffer area identified on <b>Airport Environs Overlay Maps (OM-001)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where on a site affected by the Obstacle Limitation Surface or an Airport environs buffer area identified on <b>Airport Environs Overlay Maps (OM-001)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site affected by the Obstacle Limitation Surface or an Airport environs buffer area identified on <b>Airport Environs Overlay Maps (OM-001)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
<b>Assessable development - Impact assessment</b>		
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and Assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Biodiversity areas overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where on a site located in an area with matters of state environmental significance (MSES) on <b>Biodiversity Areas Overlay Maps (OM-002)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code</li> </ul>	<ul style="list-style-type: none"> <li>Biodiversity areas overlay code</li> </ul>

	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where on a site located in an area with matters of state environmental significance (MSES) on <b>Biodiversity Areas Overlay Maps (OM-002)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Biodiversity areas overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on <b>Biodiversity Areas Overlay Maps (OM-002)</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Biodiversity areas overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on <b>Biodiversity Areas Overlay Maps (OM-002)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Biodiversity areas overlay code</li> </ul>
Operational Work	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where for <i>minor operational work</i>.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on <b>Biodiversity Areas Overlay Maps (OM-002)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Biodiversity areas overlay code</li> </ul>
<b>Bushfire hazard overlay</b>		
Material Change of Use	<b>Accepted development - subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where on a site located in a Medium Bushfire Hazard area on <b>Bushfire Hazard Overlay Maps (OM-003)</b>; and</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire hazard overlay</li> </ul>

	<ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes; and</li> <li>• In the Rural Zone.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>• Assessable development - Code assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on <b>Bushfire Hazard Overlay Maps (OM-003)</b>; and</li> <li>• In the Rural Zone; and</li> <li>• Identified as Assessable development - Code assessment in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire hazard overlay</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>• Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>• Assessable development - Code assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on <b>Bushfire Hazard Overlay Maps (OM-003)</b>; and</li> <li>• In the Rural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire hazard overlay</li> </ul>
<b>Flood hazard overlay</b>		
Building Work	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>• Accepted development where for the construction of an in-ground swimming pool with no associated fill.</li> </ul>	
	<b>Accepted development - subject to requirements</b>	
	<ul style="list-style-type: none"> <li>• Accepted development subject to requirements where on a site located in a Medium, Low or Potential flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>; and</li> <li>• If complying with the assessment benchmarks of the applicable code</li> </ul>	<ul style="list-style-type: none"> <li>• Flood hazard overlay code</li> </ul>
	<b>Assessable development - Code Assessment</b>	
	<ul style="list-style-type: none"> <li>• In all other circumstances</li> </ul>	<ul style="list-style-type: none"> <li>• Flood hazard overlay code</li> </ul>
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>• Accepted development subject to requirements where on a site located in a Potential, Low or Medium flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>; and</li> <li>• If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>• Flood hazard overlay code</li> </ul>

	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by any level of hazard in the <b>Flood Hazard Overlay Maps (OM-004)</b>; and</li> <li>Where the use is for a Home Based Business establishing within an existing dwelling house or ancillary outbuilding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Hazard Overlay Code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where on a site located in a High or Extreme flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>; or</li> <li>Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where on a site located in a high or Extreme flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
Operational work	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where for minor operational work.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on <b>Flood Hazard Overlay Maps (OM-004)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where on a site located in a high or Extreme flood hazard area on <b>Flood Hazard Overlay</b></li> </ul>	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>	

	<b>Maps (OM-004).</b>	
<b>Heritage overlay</b>		
Building Work	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on the site of a Heritage place or adjoining a Heritage place on <b>Heritage Overlay Maps (OM- 005)</b>; and</li> <li>Involving building work or <i>minor building work</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where on the site of a Heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Involving demolition works (including partial demolition).</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Material Change of Use	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Accepted development where adjoining a heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Not involving building work or <i>minor building work</i>.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on the site of a heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Not involving building work or <i>minor building work</i>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage overlay code</li> </ul>
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where adjoining a heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Involving building work or <i>minor building work</i>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where on the site of a heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Involving building work or <i>minor building work</i>; and</li> <li>Where identified as Assessable development - Impact assessment in</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

	part 5.5 Categories of development and assessment – Material change of use.	
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on the site of a heritage place on <b>Heritage Overlay Maps (OM-005)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage overlay code</li> </ul>
Operational Work	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on the site of a heritage place on <b>Heritage Overlay Maps (OM-005)</b>; and</li> <li>Involving operational work or <i>minor operational work or vegetation clearing</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage overlay code</li> </ul>
<b>Infrastructure overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where within an infrastructure buffer area identified on <b>Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)</b>.; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where within an infrastructure buffer area identified on <b>Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)</b>.; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure overlay code</li> </ul>
<b>Assessable development - Code assessment</b>		
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where within an infrastructure buffer area identified on <b>Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure overlay code</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where within an infrastructure buffer area identified</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure overlay code</li> </ul>

	on <b>Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)</b> .	
Operational Work	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where within an infrastructure buffer area identified on <b>Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure overlay code</li> </ul>
<b>Extractive industry overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is affected by the <b>Extractive Industry Overlay Maps (OM-007) EI</b> ; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where the site is affected by the <b>Extractive Industry Overlay Maps (OM-007) EI</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Extractive Industry Overlay Maps (OM-007) EI</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Extractive Industry</b></li> </ul>	<ul style="list-style-type: none"> <li>Extractive industry overlay code</li> </ul>

	<b>Overlay Maps (OM-007) EI.</b>	
<b>Agricultural Land overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is affected by the <b>Agricultural Land Overlay Maps (OM- 008)</b>; and</li> <li>Where the site is located in the Rural Zone; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code I</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where the site is affected by the <b>Agricultural Land Overlay Maps (OM- 008)</b>; and</li> <li>Where the site is located in the Rural zone; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Agricultural Land Overlay Maps (OM- 008)</b>; and</li> <li>Where the site is located in the Rural zone; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
<b>Assessable development - Impact assessment</b>		
<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Agricultural Land Overlay Maps (OM- 008)</b>; and</li> <li>Where the site is located in the Rural or the Rural Residential zone.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>



<b>Water resource catchment area overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is affected by the <b>Water Resource Catchment Overlay Maps (OM-009)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>In the Rural Zone;</li> <li>If complying with the assessment benchmarks of the applicable code</li> </ul>	<ul style="list-style-type: none"> <li>Natural Resources overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where the site is affected by the <b>Water Resource Catchment Overlay Maps (OM-009)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>In the Rural Zone; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Water Resource Catchment Overlay Maps (OM-009)</b>; and</li> <li>In the Rural Zone; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>	
<b>Assessable development - Impact assessment</b>		
<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is affected by the <b>Water Resource Catchment Overlay Maps (OM-009)</b>; and</li> <li>In the Rural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resources overlay code</li> </ul>
<b>Regional infrastructure corridor - stock route</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to</li> </ul>	<ul style="list-style-type: none"> <li>Regional infrastructure</li> </ul>

	<p>requirements where on a site that adjoins stock route identified on <b>Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)</b>; and</p> <ul style="list-style-type: none"> <li>• Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>• In the Rural zone; and</li> <li>• If complying with assessment benchmarks of the applicable code.</li> </ul>	<p>corridor - stock route overlay code</p>
<b>Assessable development - Code assessment - Fast tracked</b>		
	<ul style="list-style-type: none"> <li>• Where on a site that adjoins a stock route identified on <b>Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)</b>; and</li> <li>• In the Rural zone; and</li> <li>• If complying with the assessment benchmarks of the applicable codes; and</li> <li>• Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>• Regional infrastructure corridor – stock route overlay code</li> </ul>
<b>Assessable development - Code assessment</b>		
	<ul style="list-style-type: none"> <li>• Assessable development - Code assessment where on a site that adjoins a stock route identified on <b>Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)</b>; and</li> <li>• In the Rural zone; and</li> <li>• Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.</li> </ul>	<ul style="list-style-type: none"> <li>• Regional infrastructure corridor – stock route overlay code</li> </ul>
<b>Assessable development - Impact assessment</b>		
	<ul style="list-style-type: none"> <li>• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.</li> </ul>	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>• Assessable development - Code assessment where on a site that adjoins a stock route identified on <b>Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)</b>; and</li> <li>• In the Rural Zone or Rural Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Regional infrastructure corridor – stock route overlay code</li> </ul>

Operational Works	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site that adjoins a stock route identified on <b>Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)</b>; and</li> <li>In the Rural Zone or Rural Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Regional infrastructure corridor – stock route overlay code</li> </ul>
<b>Scenic amenity overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is within a High Value Area, Scenic Route Buffer or Urban Gateway identified on the <b>Scenic Amenity Overlay Maps (OM-011)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Scenic amenity overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where the site is within a High Value Area, Scenic Route Buffer or Urban Gateway identified on the <b>Scenic Amenity Overlay Maps (OM-011)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Scenic amenity overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where the site is within a High Landscape Value Area, Scenic Route Buffer or Urban Gateway identified on the <b>Scenic Amenity Overlay Maps (OM-011)</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.</li> </ul>	<ul style="list-style-type: none"> <li>Scenic amenity overlay code</li> </ul>
<b>Assessable development - Impact assessment</b>		
<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	

	development and assessment – Material Change of Use.	
Operational Work	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where within a High Landscape Value Area or Scenic Route Buffer identified on <b>Scenic Amenity Overlay Maps (OM-011)</b>; and</li> <li>Not complying with the acceptable outcomes of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Scenic amenity overlay code</li> </ul>
<b>Stormwater overland flow path overlay</b>		
Building Work	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Accepted development where for the construction of an in-ground swimming pool</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is within a Minor Flow Area or associated buffers on <b>Stormwater Overland Flow Path Overlay Maps (OM-012)</b>; and</li> <li>Where not located in Dalby; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
Material Change of Use	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where the site is within a Minor Flow Area or associated buffers on <b>Stormwater Overland Flow Path Overlay Maps (OM-012)</b>; and</li> <li>Where not located in Dalby; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
Material Change of Use	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on <b>Stormwater Overland Flow Path Overlay Maps (OM-012)</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

	assessment in part 5.5 Categories of development and assessment – Material change of use.	
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on <b>Stormwater Overland Flow Path Overlay Maps (OM-012)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
Operational Works	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where for <i>minor operational work</i></li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on <b>Stormwater Overland Flow Path Overlay Maps (OM-012)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater overland flow path overlay code</li> </ul>
<b>Waterway corridor overlay</b>		
Material Change of use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Accepted development subject to requirements where on a site located in a waterway corridor or waterway corridor buffer area identified on <b>Waterway Corridors Overlay Maps (OM-013)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Waterway corridors overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on <b>Waterway Corridors Overlay Maps (OM-013)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Waterway corridors overlay code</li> </ul>
	<b>Assessable development - Code assessment</b>	
<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on <b>Waterway Corridors Overlay Maps (OM-013)</b>; and</li> <li>Not identified as Assessable</li> </ul>	<ul style="list-style-type: none"> <li>Waterway corridors overlay code</li> </ul>	

	development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on <b>Waterway Corridors Overlay Maps (OM-013)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Waterway corridors overlay code</li> </ul>
Operational Works	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where for minor operational work.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on <b>Waterway Corridors Overlay Maps (OM-013)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Waterway corridors overlay code</li> </ul>
<b>Wetlands overlay</b>		
Material Change of Use	<b>Accepted development subject to requirements</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on <b>Wetlands Overlay Maps (OM-014)</b>; and</li> <li>Where the use is for a Dwelling house or an ancillary outbuilding; and</li> <li>If complying with the assessment benchmarks of the applicable code.</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands overlay code</li> </ul>
	<b>Assessable development - Code assessment - Fast tracked</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on <b>Wetlands Overlay Maps (OM-014)</b>; and</li> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands overlay code</li> </ul>

	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on <b>Wetlands Overlay Maps (OM-014)</b>; and</li> <li>Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands overlay code</li> </ul>
	<b>Assessable development - Impact assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.</li> </ul>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Reconfiguring a Lot	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on <b>Wetlands Overlay Maps (OM-014)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands overlay code</li> </ul>
Operational Works	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where for minor operational work.</li> </ul>	
	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on <b>Wetlands Overlay Maps (OM-016)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands overlay code</li> </ul>

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