

## 5.9. Categories of development and assessment — Overlays

The following tables identify where an overlay changes the categories of development and assessment from that stated in categories of development and assessment for a zone or a local plan.

**Table 5.9.1 Acid sulphate soils overlays**

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located below the twenty (20) metres Australian Height Datum contour level</b>		
<b>Material change of use, reconfiguring a lot, operational work or building work</b>		
Development for the following: <ul style="list-style-type: none"> <li>• Material change of use; or</li> <li>• Reconfiguring a lot; or</li> <li>• Operational work; or</li> <li>• Building work.</li> </ul>	<b>Code assessment</b> If located on identified known or potential acid sulphate soils and the following is involved: <ul style="list-style-type: none"> <li>(a) excavation of 100 cubic metres or more of soil or sediment; or</li> <li>(b) filling of land below 5 metres AHD and there is to be 500 cubic metres of fill material at an average depth of 0.5 metres or more.</li> </ul>	Acid sulfate soils overlay code
	<b>Code assessment</b> If located at or below 5 metres AHD and the following is involved: <ul style="list-style-type: none"> <li>(a) excavation of 100 cubic metres or more of soil or sediment; or</li> <li>(b) filling of land below 5 metres AHD and there is to be 500 cubic metres of fill material at an average depth of 0.5 metres or more.</li> </ul>	Acid sulfate soils overlay code
	<b>Code assessment</b> If located below 20 metres AHD and excavating 100 cubic metres or more of soil or sediment below 5 metres AHD.	Acid sulfate soils overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.2 Airport environs overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the Australian Noise Exposure Forecast contour overlay</b>		
<b>Material change of use</b>		
Material change of use for the following: <ul style="list-style-type: none"> <li>all uses within the accommodation activities group</li> <li>all uses within the centre activities group</li> <li>all uses within the community activities group</li> <li>all uses within the entertainment activities group</li> </ul>	<b>Code assessment</b>	Airport environs overlay code
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	<b>Code assessment</b>	Airport environs overlay code
<b>If located within the obstacle limitation surface overlay</b>		
<b>Material change of use or building work</b>		
Development for the following: <ul style="list-style-type: none"> <li>Material change of use</li> <li>Building work</li> </ul>	<b>Code assessment</b> If involving a permanent or temporary building, structure or equipment (such as antennae, satellite dishes, cranes and other equipment) which enters into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay.	Airport environs overlay code
	<b>Code assessment</b> If involving the emission of a gaseous plume with a velocity exceeding 4.3 metres per second which enters into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay.	Airport environs overlay code
	<b>Code assessment</b> If involving the emission of airborne particulates such as steam, dust, smoke, ash and other airborne particles which enter into operational airspace above a height identified on the operational airspace obstacle limitation surface	Airport environs overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	contours shown on an overlay.	
	<b>Code assessment</b> If involving transient intrusions (such as parachuting, hot air ballooning and hang-gliding) by aviation activities into operational airspace above a height identified on the operational airspace obstacle limitation surface contours shown on an overlay map.	Airport environs overlay code
<b>If located between the Rockhampton Airport runways and the distance to runways overlays</b>		
<b>Material change of use, building work or operational work</b>		
Development for the following: <ul style="list-style-type: none"> <li>Material change of use</li> <li>Building work</li> <li>Operational work</li> </ul>	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) located within thirteen (13) kilometres of Rockhampton airport runway; and</li> <li>(b) the development is a material change of use for a use other than a use from within the accommodation activities group and it involves the following:               <ul style="list-style-type: none"> <li>(i) concentrated on-site, disposal of food, organic material or other putrescible waste; or</li> <li>(ii) transfer of food, organic material or other putrescible waste; or</li> <li>(iii) composting of food, organic material or other putrescible waste.</li> </ul> </li> </ul>	Airport environs overlay code
	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) located within eight (8) kilometres of Rockhampton airport runway; and</li> <li>(b) the development is a material change of use for a use other than a use from within the accommodation activities group and it involves the following:               <ul style="list-style-type: none"> <li>(i) fruit farming; or</li> <li>(ii) turf farming; or</li> <li>(iii) food processing/packaging plant; or</li> <li>(iv) fish processing/packaging plant; or</li> <li>(v) unenclosed aquaculture;</li> </ul> </li> </ul>	Airport environs overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	or (vi) a piggery; or (vii) a dairy farm; or (viii) conservation estate; or (ix) construction of wetlands; or (x) showgrounds; or (xi) landfill.	
	<b>Code assessment</b> If located within six (6) kilometres of Rockhampton airport and the development involves the following: (a) straight parallel lines of lighting more than 500 metres long; or (b) flare plumes; or (c) buildings and structures with reflective surfaces; or (d) upward shining lights; or (e) flashing lights; or (f) laser lights; or (g) sodium lights.	Airport environs overlay code
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	<b>Code assessment</b> If located within six (6) kilometres of Rockhampton airport and the development involves the following: (a) straight parallel lines of lighting more than 500 metres long; or (b) upward shining lights; or (c) flashing lights; or (d) laser lights; or (e) sodium lights.	Airport environs overlay code

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Table 5.9.3 Biodiversity overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within one or more biodiversity overlays</b>		
<b>Material change of use</b>		
Dwelling house	<b>Code assessment</b> If: (a) located within one or more of the following biodiversity overlays: (i) MSES – declared fish habitat; (ii) MSES – high ecological significance wetlands; (iii) MSES – high ecological value waters (wetland); (iv) MSES – marine park; (v) MSES – protected area; (vi) MLES – wetlands.	Biodiversity overlay code
	<b>Code assessment</b> If: (a) located within one or more of the following biodiversity overlays: (i) MSES – regulated vegetation; (ii) MSES – wildlife habitat; (iii) MLES – habitat and vegetation; and (b) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).	Biodiversity overlay code
	<b>Code assessment</b> If: (a) located within: (i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or (ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or (iii) fifty (50) metres of the top	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	of the bank of a waterway classified as stream order five or higher order.	
All material change of use other than a dwelling house	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located within one or more of the following biodiversity overlays: <ul style="list-style-type: none"> <li>(i) MSES – declared fish habitat;</li> <li>(ii) MSES – high ecological significance wetlands;</li> <li>(iii) MSES – high ecological value waters (wetland);</li> <li>(iv) MSES – marine park;</li> <li>(v) MSES – protected area;</li> <li>(vi) MLES – wetlands.</li> </ul> </li> </ul>	Biodiversity overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located within one or more of the following biodiversity overlays: <ul style="list-style-type: none"> <li>(i) MSES – regulated vegetation;</li> </ul> </li> </ul>	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(ii) MSES – wildlife habitat;</li> <li>(iii) MLES – habitat and vegetation; and</li> <li>(c) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).</li> </ul>	
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment – Local Plans; and</li> </ul> </li> <li>(b) located within:               <ul style="list-style-type: none"> <li>(i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or</li> <li>(ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or</li> <li>(iii) fifty (50) metres of the top of the bank of a waterway classified as stream order five or higher order.</li> </ul> </li> </ul>	Biodiversity overlay code
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	<p><b>Code assessment</b></p> <p>If located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> <li>(a) MSES – declared fish habitat; or</li> <li>(b) MSES – high ecological significance wetlands; or</li> <li>(c) MSES – high ecological value waters (wetland); or</li> <li>(d) MSES – marine park; or</li> </ul>	Biodiversity areas overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(e) MSES – protected area; or (f) MSES – regulated vegetation; or (g) MSES – wildlife habitat; or (h) MLES – habitat and vegetation; or (i) MLES – wetlands.	
	<b>Code assessment</b> If the site contains a waterway.	Biodiversity areas overlay code
<b>Building work</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is: (i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or (ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and (c) located within one or more of the following biodiversity overlays: (i) MSES – declared fish habitat; or (ii) MSES – high ecological significance wetlands; or (iii) MSES – high ecological value waters (wetland); or (iv) MSES – marine park; or (v) MSES – protected area; or (vi) MLES – wetlands.	Biodiversity areas overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) the building work is: <ul style="list-style-type: none"> <li>(i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or</li> <li>(ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and</li> </ul> </li> <li>(c) located within one or more of the following biodiversity overlays: <ul style="list-style-type: none"> <li>(i) MSES – regulated vegetation; or</li> <li>(ii) MSES – wildlife habitat; or</li> <li>(iii) MLES – habitat and vegetation; and</li> </ul> </li> <li>(d) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).</li> </ul>	Biodiversity areas overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) the building work is: <ul style="list-style-type: none"> <li>(i) for the construction of a dwelling house (for the purpose of a secondary dwelling); or</li> <li>(ii) for the purpose of constructing a standalone Class 10a building under the Building Code of Australia; and</li> </ul> </li> <li>(c) located within: <ul style="list-style-type: none"> <li>(i) ten (10) metres of the top of the bank of a waterway classified as stream order one or stream order two; or</li> </ul> </li> </ul>	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(ii) twenty-five (25) metres of the top of the bank of a waterway classified as stream order three or stream order four; or</li> <li>(iii) fifty (50) metres of the top of the bank of a waterway classified as stream order five or higher order.</li> </ul>	
<b>Operational work</b>		
Operational work	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the operational work is not associated with reconfiguring a lot; and</li> <li>(b) the operational work:               <ul style="list-style-type: none"> <li>(i) involves clearing native vegetation other than for:                   <ul style="list-style-type: none"> <li>(A) landscape gardening purposes; or</li> <li>(B) 'exempt clearing work' defined under the Planning Regulation 2017 except for clearing vegetation that is 'residential clearing' or clearing vegetation that is 'for urban purposes in an urban area'; or</li> </ul> </li> <li>(ii) involves undertaking earthworks (excavation or filling that materially affects premises or their use); or</li> <li>(iii) is for the purpose of stormwater management; or</li> <li>(iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(v) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</li> <li>(vi) is for the purpose of constructing a road,</li> </ul> </li> </ul>	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>pathway, bridge, or other structures within a road reserve (not including vehicle access crossovers); and</p> <p>(c) located within one or more of the following biodiversity overlays:</p> <ul style="list-style-type: none"> <li>(i) MSES – declared fish habitat;</li> <li>(ii) MSES – high ecological significance wetlands;</li> <li>(iii) MSES – high ecological value waters (wetland);</li> <li>(iv) MSES – marine park;</li> <li>(v) MSES – protected area;</li> <li>(vi) MLES – wetlands.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the operational work is not associated with reconfiguring a lot; and</li> <li>(b) the operational work: <ul style="list-style-type: none"> <li>(i) involves clearing native vegetation other than for: <ul style="list-style-type: none"> <li>(A) landscape gardening purposes; or</li> <li>(B) 'exempt clearing work' defined under the Planning Regulation 2017 except for clearing vegetation that is 'residential clearing' or that is clearing vegetation 'for urban purposes in an urban area'; or</li> </ul> </li> <li>(ii) involves undertaking earthworks (excavation or filling that materially affects premises or their use); or</li> <li>(iii) is for the purpose of stormwater management; or</li> <li>(iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(v) is for the purpose of</li> </ul> </li> </ul>	Biodiversity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</p> <p>(vi) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and</p> <p>(c) located within one or more of the following biodiversity overlays:</p> <p>(i) MSES – regulated vegetation;</p> <p>(ii) MSES – wildlife habitat;</p> <p>(iii) MLES – habitat and vegetation; and</p> <p>(d) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).</p>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note – Building location envelopes approved for development are shown on an approved plan forming part of a development permit for the site and Council may also include a property notation in its property records for relevant sites.

Table 5.9.4 Bushfire hazard overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the potential impact buffer overlay, medium potential bushfire intensity overlay, high potential bushfire intensity overlay, or very high potential bushfire intensity overlay</b>		
<b>Material change of use</b>		
Dwelling house Dwelling unit Dual occupancy Editor's note – The categories of assessment apply unless otherwise prescribed in the Act or the regulation. Reference should be made to Schedule 6, part 2, 2 of the Regulation for being accepted Class 1a buildings.	<b>Code assessment</b> If: (a) located in a residential category zone; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006.	Bushfire hazard overlay code
	<b>Code assessment</b> If: (a) located in a residential category zone; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006; and (c) the lot is greater than 4000 square metres in area.	Bushfire hazard overlay code
	<b>Code assessment</b> If: (a) not located in a residential category zone; and (b) not located within a building location envelope (which has been identified by a bushfire management plan) approved for the use pursuant to a development permit issued under this planning scheme.	Bushfire hazard overlay code
All material change of use other than the following: (a) dwelling house; (b) dwelling unit; or (c) dual occupancy.	<b>Code assessment</b> If the use is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (a) Section 5.4 Categories of development and assessment — Material change of use; or (b) Section 5.8 Categories of development and assessment	Bushfire hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	— Local Plans.	
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	<b>Code assessment</b>	Bushfire hazard overlay code
<b>Building work</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling); (c) located in a residential category zone; and (d) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006.	Bushfire hazard overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling); (c) located in a residential category zone; (d) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued since 17 October in the year 2006; and (e) the lot is greater than 4000 square metres in area.	Bushfire hazard overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling);	Bushfire hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) not located in a residential category zone; and (d) not located within a building location envelope that has been established by a bushfire management plan approved pursuant to a development permit issued under this planning scheme.	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note – Building location envelopes approved for development are shown on an approved plan forming part of a development permit for the site and Council may also include a property notation in its property records for relevant sites.

Table 5.9.5 Coastal hazard overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the erosion prone area overlay</b>		
<b>Material change of use</b>		
Dwelling house	<b>Code assessment</b> If: (a) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) located on a lot which shares a boundary with the coastline foreshore and there is no road or esplanade located between the lot and the coastline foreshore.	Coastal hazard overlay code
All material change of use other than a dwelling house	<b>Code assessment</b> If: (a) made accepted subject to requirements or code assessment for the relevant zone (excluding if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Coastal hazard overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Coastal hazard overlay code
<b>Operational work</b>		
Operational work	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a	Coastal hazard overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	lot; and (b) the operational work: (i) involves clearing native vegetation (other than for landscape gardening purposes); or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers.	
<b>If located within the storm tide hazard area overlay</b>		
<b>Material change of use</b>		
Dwelling house	<b>Code assessment</b> If located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Coastal hazard overlay code
	<b>Code assessment</b> If: (a) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) the lot is not above the defined storm tide hazard level for the location.	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
All material change of use other than a dwelling house	<b>Code assessment</b> If: (a) made accepted subject to requirements or code assessment for the relevant zone (except if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Coastal hazard overlay code
	<b>Code assessment</b> If: (a) made accepted subject to requirements or code assessment for the relevant zone (except if it is made accepted subject to requirements in the Rosslyn Bay Precinct) or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (c) the lot is not above the defined storm tide hazard level for the location.	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Coastal hazard overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) the building work involves any of the following: (i) a new building or structure; or (ii) an addition or extension to an existing building or structure; or (iii) a net increase in fill material on the premises; (iv) modification of the natural ground level; or (v) construction of a dwelling house (for the purpose of a secondary dwelling).	Coastal hazard overlay code <ul style="list-style-type: none"> <li>Acceptable outcomes AO1.1, AO2.1, AO3.1, AO4.1, AO5.1, and AO6.1</li> </ul>
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work is for the purpose of undertaking earthwork.	Coastal hazard overlay code <ul style="list-style-type: none"> <li>Acceptable outcome AO4.1</li> </ul>
	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of stormwater management; or (ii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iii) is for the purpose of	Coastal hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or  (iv) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers.	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.6 Extractive and mining resource area overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the Key Resource Area: resource and processing area overlay, the Key Resource Area: separation area overlay, or the Key Resource Area: transport route overlay</b>		
<b>Material change of use</b>		
Material change of use	<b>Code assessment</b>	Extractive resources overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Extractive resources overlay code
<b>Building work</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling).	Extractive resources overlay code
<b>Operational work</b>		
Operational work	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing access (driveway crossover); or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other	Extractive resources overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	structures within a road reserve (not including vehicle access crossovers).	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.7 Flood hazard overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the flood hazard overlay</b>		
<b>Material change of use</b>		
Dwelling house	<b>Code assessment</b> If located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Flood hazard overlay code
	<b>Code assessment</b> If: (a) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (b) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).	Flood hazard overlay code
All material change of use other than a dwelling house	<b>Code assessment</b> If: (a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme.	Flood hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<b>Code assessment</b> If: (a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located on a lot that has been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and (c) not located within a building location envelope approved for development pursuant to a development permit issued under this planning scheme (as shown on a building location envelope plan).	Flood hazard overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Flood hazard overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) the building work involves any of the following: (i) a new building or structure; or (ii) an addition or extension to an existing building or structure; or (iii) a net increase in fill material on the premises; (iv) modification of the natural ground level; or (v) construction of a dwelling house (for the purpose of a secondary dwelling).	Flood hazard overlay code <ul style="list-style-type: none"> <li>Acceptable outcomes AO1.1, AO1.2, AO2.1, AO3.1, AO4.1, AO5.1 and AO6.1</li> </ul>



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work is for the purpose of undertaking earthwork.	Flood hazard overlay code • Acceptable outcome AO4.1
	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing access and parking; or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	Flood hazard overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.8 Heritage place overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Material change of use</b>		
<b>If located within the State heritage site - Bell Park, or located within the State heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If located: (a) within the boundary of the Bell Park State heritage site; or (b) adjacent to and within ten (10) metres of the Bell Park State heritage site.	Heritage place overlay code
<b>If located within the State heritage site - Joskeleigh Cemetery, or located within the State heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Joskeleigh Cemetery State heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh Cemetery State heritage site; and (c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Joskeleigh Cemetery State heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh Cemetery State heritage site.	Heritage place overlay code
<b>If located within the State heritage site - Leeke Homestead, or located within the State heritage site potential assessment area</b>		
<ul style="list-style-type: none"> <li>Environment facility</li> <li>Park</li> </ul>	<b>Accepted subject to requirements</b> If located: (a) within the boundary of the Leeke Homestead State Heritage site; or (b) adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site.	Heritage place overlay code
Material change of use for all uses other than the following: <ul style="list-style-type: none"> <li>Environment facility</li> <li>Park</li> </ul>	<b>Code assessment</b> If located: (a) within the boundary of the Leeke Homestead State Heritage site; or (b) adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site.	Heritage place overlay code
<b>If located within the State heritage site - Old Byfield Road and Stone-pitched Crossing, or located within the State heritage site potential assessment area</b>		
Material change of use	<b>Accepted subject to requirements</b> If:	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> (b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site.	
	<b>Code assessment</b> If located within the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site.	Heritage place overlay code
	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site.</li> </ul>	Heritage place overlay code
<b>If located within the State heritage site - Raspberry Creek Homestead, or located within the State heritage site potential assessment area</b>		
Material change of use	<b>Accepted subject to requirements</b> If: <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment</li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>located in:</p> <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> <p>(b) located:</p> <ul style="list-style-type: none"> <li>(i) within the boundary of the Raspberry Creek Homestead State heritage site; or</li> <li>(ii) adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the Raspberry Creek Homestead State heritage site; or</li> <li>(ii) adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site</li> </ul> </li> </ul>	Heritage place overlay code
<b>If located within the State heritage site - Saint Christopher's Chapel, or located within the State heritage site potential assessment area</b>		
Material change of use	<p><b>Accepted subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in</li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the tables of assessment located in:</p> <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> <p>(b) located:</p> <ul style="list-style-type: none"> <li>(i) within the boundary of the Saint Christophers Chapel State heritage site; or</li> <li>(ii) adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the Saint Christophers Chapel State heritage site; or</li> <li>(ii) adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site.</li> </ul> </li> </ul>	Heritage place overlay code
<b>If located within the State heritage site - Yeppoon State School (former) , or located within the State heritage site potential assessment area</b>		
<ul style="list-style-type: none"> <li>• Community use</li> </ul>	<p><b>Accepted subject to requirements</b></p> <p>If located within the boundary of the Yeppoon State School (former) State heritage site.</p>	Heritage place overlay code
Material change of use for all	<b>Code assessment</b>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
uses other than the following: <ul style="list-style-type: none"> <li>Community use</li> </ul>	If located within the boundary of the Yeppoon State School (former) State heritage site.	
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> (b) located adjacent to and within ten (10) metres of the Yeppoon State School (former) State heritage site.	Heritage place overlay code
<b>If located within the State heritage site - Yeppoon Station Building, or located within the State heritage site potential assessment area</b>		
<ul style="list-style-type: none"> <li>Environment facility</li> <li>Park</li> </ul>	<b>Accepted subject to requirements</b> If: (a) located within the boundary of the Yeppoon Station building State heritage site; or (b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station building State heritage site.	Heritage place overlay code
Material change of use for all uses other than the following: <ul style="list-style-type: none"> <li>Environment facility</li> <li>Park</li> </ul>	<b>Code assessment</b> If located within the boundary of Yeppoon Station building State heritage site.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of</li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>development and assessment — Local Plans; and</p> <p>(b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station building State heritage site.</p>	
<b>If located within the State heritage site - Yeppoon War Memorial, or located within the State heritage site potential assessment area</b>		
Material change of use	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site; and</p> <p>(c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p>	Heritage place overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(ii) Section 5.8 Categories of development and assessment — Local Plans; and  (b) located: (i) within the boundary of the Yeppoon War Memorial State heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site.	
<b>If located within the local heritage site - Anzac Parade Hoop Pines, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site; and (c) involving destruction or removal of a Hoop Pine tree.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site.	
<b>If located within the local heritage site - Byriels Building 1948, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Byriels Building 1948 local heritage site; and (c) involving alteration, removal or demolition of the building as seen from James Street.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the Byriels Building 1948 local heritage site; or</li> <li>(ii) adjacent to and within five (5) metres of the boundary of the Byriels Building 1948 local heritage site</li> </ul>	
<b>If located within the local heritage site - Camp Cobbera, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located:               <ul style="list-style-type: none"> <li>(i) within the boundary of the Camp Cobbera local heritage site; or</li> <li>(ii) adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site; and</li> </ul> </li> <li>(c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:               <ul style="list-style-type: none"> <li>(i) a building; or</li> <li>(ii) a structure; or</li> <li>(iii) a monument; or</li> <li>(iv) a tree; or</li> <li>(v) other identified heritage features.</li> </ul> </li> </ul>	Heritage place overlay code
	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in</li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the tables of assessment located in:</p> <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> <p>(b) located:</p> <ul style="list-style-type: none"> <li>(i) within the boundary of the Camp Cobbera local heritage site; or</li> <li>(ii) adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site.</li> </ul>	
<b>If located within the local heritage site - Former Fire Brigade Building 1948, or located within the local heritage site potential assessment area</b>		
Material change of use	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located within the boundary of the Former Fire Brigade Building 1948 local heritage site; and</li> <li>(c) involving alteration, removal or demolition of the building as seen from James Street.</li> </ul>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and</li> </ul> </li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Former Fire Brigade Building 1948 local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Former Fire Brigade Building 1948 local heritage site.	
<b>If located within the local heritage site - Joskeleigh School, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Accepted subject to requirements</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Joskeleigh School local heritage site; or (ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Joskeleigh School local heritage site; or</p> <p>(ii) adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site.</p>	
<b>If located within the local heritage site - Mount Jim Crow, or located within the local heritage site potential assessment area</b>		
Material change of use	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Mount Jim Crow local heritage site; or</p> <p>(ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site; and</p> <p>(c) involving clearing of native vegetation.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Mount Jim Crow local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site.	
<b>If located within the local heritage site - Norfolk Pines, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) located: (i) within the boundary of the Norfolk Pines local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of Norfolk Pines local heritage site; and (b) involving removal or destruction of the Norfolk Pine trees.	Heritage place overlay code
<b>If located within the local heritage site - Normanby Street Fig Trees, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) located: (i) within the boundary of the Normanby Street Fig Trees local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of Normanby Street Fig Trees local heritage site; and (b) involving removal or destruction of the Fig trees.	Heritage place overlay code
<b>If located within the local heritage site - Normanby Street Hoop Pines, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) located:	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(i) within the boundary of the Normanby Street Hoop Pines local heritage site; or</li> <li>(ii) adjacent to and within five (5) metres of the boundary of Normanby Street Hoop Pines local heritage site; and</li> <li>(c) involving removal or destruction of the Hoop Pine trees.</li> </ul>	
<b>If located within the local heritage site - Post Office Building 1924, or located within the local heritage site potential assessment area</b>		
Material change of use	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located within the boundary of the Post Office Building 1924 local heritage site; and</li> <li>(c) involving alteration, removal, or demolition of the building as seen from James Street or Mary Street.</li> </ul>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the</li> </ul> </li> </ul>	Heritage place overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Post Office Building 1924 local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Post Office Building 1924 local heritage site.	
<b>If located within the local heritage site - Regent Theatre Building, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Regent Theatre Building local heritage site; and (c) involving alteration, removal or demolition of the building as seen from James Street.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Regent Theatre Building local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Regent Theatre	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Building local heritage site.	
<b>If located within the local heritage site - Ross Creek Sea Wall</b>		
Material change of use	<b>Accepted subject to requirements</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Ross Creek Sea Wall local heritage site.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within the boundary of the Ross Creek Sea Wall local heritage site.	Heritage place overlay code
<b>If located within the local heritage site - Ross Family Grave, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Code assessment</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Ross Family Grave local heritage site; and</p> <p>(c) involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:</p> <p>(i) Section 5.4 Categories of development and assessment — Material change of use; or</p> <p>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Ross Family Grave local heritage site.</p>	Heritage place overlay code
<p><b>If located within the local heritage site - South Sea Islander Grave Sites, or located within the local heritage site potential assessment area</b></p>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use	<p><b>Accepted subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located:               <ul style="list-style-type: none"> <li>(i) within the boundary of the South Sea Islander Grave Sites local heritage site; or</li> <li>(ii) adjacent to and within ten (10) metres of the boundary of the South Sea Islander Graves Site local heritage site; and</li> </ul> </li> <li>(c) not involving alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:               <ul style="list-style-type: none"> <li>(i) a building; or</li> <li>(ii) a structure; or</li> <li>(iii) a monument; or</li> <li>(iv) a tree; or</li> <li>(v) other identified heritage features.</li> </ul> </li> </ul>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the South Sea Islander Grave sites local heritage site; or</li> <li>(ii) adjacent to and within ten (10) metres of the boundary of the South Sea Islander Graves Site local heritage site.</li> </ul>	
<b>If located within the local heritage site - The Singing Ship, or located within the local heritage site potential assessment area</b>		
Material change of use for all uses other than the following: <ul style="list-style-type: none"> <li>• Park; or</li> <li>• Environment facility.</li> </ul>	<b>Accepted subject to requirements</b> If: <ul style="list-style-type: none"> <li>(a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located:               <ul style="list-style-type: none"> <li>(i) within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument; or</li> <li>(ii) adjacent to the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument.</li> </ul> </li> </ul>	Heritage place overlay code
	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in:               <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and</li> </ul> </li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Local Plans; and (b) located: (i) within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument; or (ii) adjacent to the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship monument.	
<b>If located within the local heritage site - Yaamba Cemetery, or located within the local heritage site potential assessment area</b>		
Material change of use	<b>Accepted subject to requirements</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located: (i) within the boundary of the Yaamba Cemetery local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Yaamba Cemetery local heritage site.	Heritage place overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>development and assessment — Local Plans; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Yaamba Cemetery local heritage site; or</p> <p>(ii) adjacent to and within five (5) metres of the boundary of the Yaamba Cemetery local heritage site.</p>	
<b>Reconfiguring a lot</b>		
<b>If located within a State or local heritage site, or located within the State or local heritage site potential assessment area</b>		
Reconfiguring a lot	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) made code assessment for the relevant zone or local plan in the tables of assessment located in Section 5.5 Categories of development and assessment — Reconfiguring a lot; and</p> <p>(b) located:</p> <p>(i) within the boundary of a State heritage site or local heritage site; or</p> <p>(ii) adjacent to and within fifty (50) metres of the boundary of a State heritage site or local heritage site.</p>	Heritage place overlay code
<b>Building work</b>		
<b>If located within the State heritage site - Bell Park, or located within the State heritage site potential assessment area</b>		
Building work	<p><b>Accepted subject to requirements</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Bell Park State heritage site; and</p> <p>(c) the building work is minor building work.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located within the boundary of the Bell Park State heritage site; and</li> <li>(c) the building work is not minor building work; and</li> <li>(d) the building work involves:               <ul style="list-style-type: none"> <li>(i) alteration of the heritage site; or</li> <li>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:                   <ul style="list-style-type: none"> <li>(A) a building; or</li> <li>(B) a structure; or</li> <li>(C) a monument; or</li> <li>(D) a tree; or</li> <li>(E) other identified heritage features.</li> </ul> </li> </ul> </li> </ul>	
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located adjacent to and within ten (10) metres of the boundary of the Bell Park State heritage site; and</li> <li>(c) the building work involves any of the following:               <ul style="list-style-type: none"> <li>(i) construction of a new building; or</li> <li>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</li> <li>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:                   <ul style="list-style-type: none"> <li>(A) a building; or</li> <li>(B) a structure; or</li> </ul> </li> </ul> </li> </ul>	Heritage place overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(C) a monument; or (D) a tree; or (E) other identified heritage features.	
<b>If located within the State heritage site - Joskeleigh Cemetery, or located within the State heritage site potential assessment area</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Joskeleigh Cemetery State heritage site; and (c) the building work is not for or associated with a use in the rural activates group.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh Cemetery State heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
<b>If located within the State heritage site - Leeke Homestead, or located within the State heritage site potential assessment area</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the Leeke Homestead State heritage site; and</p> <p>(c) the building work is for minor building work.</p>	
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Leeke Homestead State heritage site; and</p> <p>(c) the building work is not minor building work; and</p> <p>(d) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within fifty (50) metres of the boundary of the Leeke Homestead State heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) construction of a new building; or</p> <p>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
<b>If located within the State heritage site - Old Byfield Road and Stone-pitched Crossing, or located within the State heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Old Byfield Road and Stone-pitched Crossing State heritage site; and	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) the building work involves site work for a retaining wall.	
<b>If located within the State heritage site - Raspberry Creek Homestead, or located within the State heritage site potential assessment area, or located within the State heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Raspberry Creek Homestead State heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Raspberry Creek Homestead State heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
<b>If located within the State heritage site - Saint Christophers Chapel, or located within the State heritage site potential assessment area</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Saint Christophers Chapel State heritage site; and (c) the building work is for minor building work.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Saint Christophers Chapel State heritage site; and (c) the building work is not minor building work; and (d) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(E) other identified heritage features.</p> <p><b>Code assessment</b> If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located adjacent to and within fifty (50) metres of the boundary of the Saint Christophers Chapel State heritage site; and</li> <li>(c) the building work involves any of the following:               <ul style="list-style-type: none"> <li>(i) construction of a new building; or</li> <li>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</li> <li>(iii) clearing of trees; or</li> <li>(iv) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:                   <ul style="list-style-type: none"> <li>(A) a building; or</li> <li>(B) a structure; or</li> <li>(C) a monument; or</li> <li>(D) a tree; or</li> <li>(E) other identified heritage features.</li> </ul> </li> </ul> </li> </ul>	Heritage place overlay code
<b>If located within the State heritage site - Yeppoon State School (former) , or located within the State heritage site potential assessment area</b>		
Building work	<p><b>Code assessment</b> If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located within the boundary of the Yeppoon State School (former) State heritage site; and</li> <li>(c) the building work involves:               <ul style="list-style-type: none"> <li>(i) alteration of the heritage site; or</li> </ul> </li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Yeppoon State School (former) State heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
<b>If located within the State heritage site - Yeppoon Station Building, or located within the State heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>associated with a material change of use; and</p> <p>(b) located within the boundary of the Yeppoon Station Building State heritage site; and</p> <p>(c) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located adjacent to and within twenty (20) metres of the boundary of the Yeppoon Station Building State heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) clearing of trees; or</p> <p>(ii) excavation or filling which results in the need for a retaining wall; or</p> <p>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
<b>If located within the State heritage site - Yeppoon War Memorial, or located within the State</b>		



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Yeppoon War Memorial State heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Yeppoon War Memorial State heritage site; and (c) the building work involves any of the alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
<b>If located within the local heritage site - Anzac Parade Hoop Pines, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located: <ul style="list-style-type: none"> <li>(i) within the boundary of the Anzac Parade Hoop Pines local heritage site; or</li> <li>(ii) adjacent to and within five (5) metres of the boundary of the Anzac Parade Hoop Pines local heritage site; and</li> </ul> </li> <li>(c) the building work involves removal or destruction of a hoop pine tree.</li> </ul>	
<b>If located within the local heritage site - Byriels Building 1948, or located within the local heritage site potential assessment area</b>		
Building work	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located within the boundary of the Byriels Building 1948 local heritage site; and</li> <li>(c) the building work involves: <ul style="list-style-type: none"> <li>(i) alteration of the heritage site; or</li> <li>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> <li>(A) a building; or</li> <li>(B) a structure; or</li> <li>(C) a monument; or</li> <li>(D) a tree; or</li> <li>(E) other identified heritage features.</li> </ul> </li> </ul> </li> </ul>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located adjacent to and within five (5) metres of the boundary of the Byriels Building 1948</li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>local heritage site; and</p> <p>(c) the building work involves any of the following:</p> <p>(i) construction of a new building; or</p> <p>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</p> <p>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	
<b>If located within the local heritage site - Camp Cobbera, or located within the local heritage site potential assessment area</b>		
Building work	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Camp Cobbera local heritage site; and</p> <p>(c) the building work involves:</p> <p>(i) alteration of the heritage site; or</p> <p>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within ten (10) metres of the boundary of the Camp Cobbera local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
<b>If located within the local heritage site - Former Fire Brigade Building 1948, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Former Fire Brigade 1948 local heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
	<b>Code assessment</b> If:	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Former Fire Brigade 1948 local heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
<b>If located within the local heritage site - Joskeleigh School, or located within the local heritage site potential assessment area</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh School local heritage site; and (c) the building work is minor building work.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Joskeleigh School local	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	heritage site; and (c) the building work is not minor building work; and (d) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the Joskeleigh School local heritage site; and (c) the building work involves any of the following: (i) construction of a new building where not for or associated with a use within the rural activities group; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
<b>If located within the local heritage site - Mount Jim Crow, or located within the local heritage site potential assessment area</b>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Mount Jim Crow local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of the Mount Jim Crow local heritage site; and (c) the building work involves clearing of native vegetation.	Heritage place overlay code
<b>If located within the local heritage site - Norfolk Pines, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Norfolk Pines local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of the Norfolk Pines local heritage site; and (c) the building work involves removal or destruction of a Norfolk pine tree.	Heritage place overlay code
<b>If located within the local heritage site - Normanby Street Fig Trees, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Normanby Street Fig Trees local heritage site; or (ii) adjacent to and within ten (10) metres of the boundary of the Normanby	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Street Fig Trees local heritage site; and (c) the building work involves removal or destruction of a fig tree.	
<b>If located within the local heritage site - Normanby Street Hoop Pines, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Normanby Street Hoop Pines local heritage site; or (ii) adjacent to and within five (5) metres of the boundary of the Normanby Street Hoop Pines local heritage site; and (c) the building work involves removal or destruction of a hoop pine tree.	Heritage place overlay code
<b>If located within the local heritage site - Post Office Building 1924, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Post Office Building 1928 local heritage site; and (c) the building work involves: (i) alteration of the heritage site; or (ii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage	Heritage place overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>features.</p> <p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located adjacent to and within five (5) metres of the boundary of the Post Office Building 1928 local heritage site; and</li> <li>(c) the building work involves any of the following: <ul style="list-style-type: none"> <li>(i) construction of a new building; or</li> <li>(ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or</li> <li>(iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: <ul style="list-style-type: none"> <li>(A) a building; or</li> <li>(B) a structure; or</li> <li>(C) a monument; or</li> <li>(D) a tree; or</li> <li>(E) other identified heritage features.</li> </ul> </li> </ul> </li> </ul>	Heritage place overlay code
<b>If located within the local heritage site - Regent Theatre Building, or located within the local heritage site potential assessment area</b>		
Building work	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) located within the boundary of the Regent Theatre Building local heritage site; and</li> <li>(c) the building work involves: <ul style="list-style-type: none"> <li>(i) alteration of the heritage site; or</li> <li>(ii) alteration, removal or demolition of features within the heritage site as identified in a heritage</li> </ul> </li> </ul>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within five (5) metres of the boundary of the Regent Theatre Building local heritage site; and (c) the building work involves any of the following: (i) construction of a new building; or (ii) alteration, addition or extension to an existing building(s) which results in an increase in site cover or an increase in the height of the building; or (iii) alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (A) a building; or (B) a structure; or (C) a monument; or (D) a tree; or (E) other identified heritage features.	Heritage place overlay code
<b>If located within the local heritage site - Ross Creek Sea Wall, or located within the local heritage site potential assessment area</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the Ross Creek Sea Wall local	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>heritage site.</p> <p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Creek Sea Wall local heritage site; or</p> <p>(ii) on public land adjacent to and within ten (10) metres of the boundary of the Ross Creek Sea Wall local heritage site; and</p> <p>(c) the building work is not minor building work; and</p> <p>(d) the building work involves removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	Heritage place overlay code
<b>If located within the local heritage site - Ross Family Grave, or located within the local heritage site potential assessment area</b>		
Building work	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located:</p> <p>(i) within the boundary of the Ross Family Grave local heritage site; or</p> <p>(ii) adjacent to and within (5) metres of the Ross Family Grave local heritage site; and</p> <p>(c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	
<b>If located within the local heritage site - South Sea Islander Grave Sites, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located within the boundary of the South Sea Islander Grave Sites local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	Heritage place overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) located adjacent to and within twenty (20) metres of the boundary of the South Sea Islander Grave Sites local heritage site; and (c) the building work involves any of the following: (i) construction of a new building where for or associated with a use within the accommodation activities group; or (ii) alteration, removal or demolition of features within the heritage site as	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>identified in a heritage register, including but not limited to the following:</p> <p>(A) a building; or</p> <p>(B) a structure; or</p> <p>(C) a monument; or</p> <p>(D) a tree; or</p> <p>(E) other identified heritage features.</p>	
<b>If located within the local heritage site - The Singing Ship</b>		
Building Work	<p><b>Accepted subject to requirements</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of the Singing Ship local heritage site and within twenty (20) metres of the Singing Ship; and</p> <p>(c) the building work is minor building work.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the building work is not associated with a material change of use; and</p> <p>(b) located within the boundary of The Singing Ship local heritage site and within twenty (20) metres of the Singing Ship; and</p> <p>(c) the building work is not minor building work; and</p> <p>(d) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following:</p> <p>(i) a building; or</p> <p>(ii) a structure; or</p> <p>(iii) a monument; or</p> <p>(iv) a tree; or</p> <p>(v) other identified heritage features.</p>	Heritage place overlay code
<b>If located within the local heritage site - Yaamba Cemetery, or located within the local heritage site potential assessment area</b>		
Building work	<b>Code assessment</b>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If: (a) the building work is not associated with a material change of use; and (b) located: (i) within the boundary of the Yaamba Cemetery local heritage site; or (ii) adjacent to and within (5) metres of the Yaamba Cemetery local heritage site; and (c) the building work involves alteration, removal or demolition of features within the heritage site as identified in a heritage register, including but not limited to the following: (i) a building; or (ii) a structure; or (iii) a monument; or (iv) a tree; or (v) other identified heritage features.	
<b>Operational work</b>		
<b>If located within a State or local heritage site, or located within the State or local heritage site potential assessment area</b>		
<b>Operational work associated with reconfiguring a lot</b>		
Operational work	<b>Code assessment</b> If: (a) the operational work is associated with reconfiguring a lot; and (b) located: (i) within the boundary of a State heritage site or local heritage site; or (ii) adjacent to and within fifty (50) metres of the boundary of a State heritage site or local heritage site.	Heritage place overlay code
<b>Operational work not associated with a material change of use or reconfiguring a lot</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is for the purpose of an advertising	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) located within the boundary of a State heritage site or local heritage site.</p>	
	<p><b>Accepted subject to requirements</b></p> <p>If:</p> <p>(a) the operational work is for the purpose of an advertising device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) located:</p> <p>(i) adjacent to and within five (5) metres of the boundary of the following heritage sites:</p> <p>(A) Byriels Building 1948; or</p> <p>(B) Former Fire Brigade Building 1948; or</p> <p>(C) Post Office Building 1924; or</p> <p>(D) Regent Theatre Building; or</p> <p>(E) Ross Family Grave; or</p> <p>(ii) adjacent to and within ten (10) metres of the boundary of the following heritage sites:</p> <p>(A) Bell Park; or</p> <p>(B) Camp Cobbera; or</p> <p>(C) Joskeleigh Cemetery; or</p> <p>(D) Ross Creek Sea Wall; or</p> <p>(E) South Sea Islander Grave Sites; or</p> <p>(F) Yaamba Cemetery; or</p> <p>(G) Yeppoon State School (former); or</p> <p>(iii) adjacent to and within twenty (20) metres of the boundary of the following heritage sites:</p>	Heritage place overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>(A) Old Byfield Road and Stone-pitched Crossing; or</p> <p>(B) Joskeleigh School; or</p> <p>(C) Raspberry Creek Homestead; or</p> <p>(D) Yeppoon Station Building; or</p> <p>(iv) adjacent to and within fifty (50) metres of the boundary of the following heritage sites:</p> <p>(A) Leeke Homestead; or</p> <p>(B) Mount Jim Crow; or</p> <p>(C) Saint Christophers Chapel.</p>	
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the operational work is for any purpose other than an advertising device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) made accepted subject to requirements or code assessment in the tables of assessment located in Section 5.7 Categories of development and assessment — Operational work; and</p> <p>(d) located within the boundary of a State heritage site or local heritage site.</p>	Heritage place overlay code
	<p><b>Code assessment</b></p> <p>If:</p> <p>(a) the operational work is for any purpose other than an advertising device; and</p> <p>(b) the operational work is not associated with reconfiguring a lot; and</p> <p>(c) made accepted subject to requirements or code assessment in the tables of assessment located in Section 5.7 Categories of development and assessment — Operational work; and</p> <p>(d) located:</p>	Heritage place overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(i) adjacent to and within five (5) metres of the boundary of the following heritage sites:               <ul style="list-style-type: none"> <li>(A) Byriels Building 1948; or</li> <li>(B) Former Fire Brigade Building 1948; or</li> <li>(C) Post Office Building 1924; or</li> <li>(D) Regent Theatre Building; or</li> <li>(E) Ross Family Grave; or</li> </ul> </li> <li>(ii) adjacent to and within ten (10) metres of the boundary of the following heritage sites:               <ul style="list-style-type: none"> <li>(A) Bell Park; or</li> <li>(B) Camp Cobbera; or</li> <li>(C) Joskeleigh Cemetery; or</li> <li>(D) Ross Creek Sea Wall; or</li> <li>(E) South Sea Islander Grave Sites; or</li> <li>(F) Yaamba Cemetery; or</li> <li>(G) Yeppoon State School (former); or</li> </ul> </li> <li>(iii) adjacent to and within twenty (20) metres of the boundary of the following heritage sites:               <ul style="list-style-type: none"> <li>(A) Old Byfield Road and Stone-pitched Crossing; or</li> <li>(B) Joskeleigh School; or</li> <li>(C) Raspberry Creek Homestead; or</li> <li>(D) Yeppoon Station Building; or</li> </ul> </li> <li>(iv) adjacent to and within fifty (50) metres of the boundary of the following heritage sites:               <ul style="list-style-type: none"> <li>(A) Leeke Homestead; or</li> <li>(B) Mount Jim Crow; or</li> <li>(C) Saint Christophers Chapel.</li> </ul> </li> </ul>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.9 Landslide hazard overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the landslide hazard overlay</b>		
<b>Material change of use</b>		
<p>Material change of use for the following:</p> <ul style="list-style-type: none"> <li>a use within the accommodation activities group</li> <li>a use within the business activities group</li> <li>a use within the centre activities group</li> <li>a use within the community activities group</li> <li>a use within the entertainment activities group</li> <li>a use within the industrial activities group</li> <li>a use within the recreation activities group</li> <li>a use within the special activities group</li> </ul>	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and</li> <li>(c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.</li> </ul>	Landslide hazard overlay code
Dwelling house	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) made accepted for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(i) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(ii) Section 5.8 Categories of development and assessment — Local Plans; and</li> </ul> </li> <li>(b) located on a lot that has not been registered pursuant to a development permit for reconfiguring a lot issued under this planning scheme; and</li> <li>(c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified</li> </ul>	Landslide hazard overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	person as having a slope less than fifteen (15) per cent.	
Material change of use for a use within the rural activities group	<b>Code assessment</b> If: (a) made accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) it involves the construction of a building or the construction of a structure which needs engineered footings; and (c) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.	Landslide hazard overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) the entirety of the lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.	Landslide hazard overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Landslide hazard overlay code
<b>Building work</b>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work involves excavation or filling of greater than 50 cubic metres of material on the premises; and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.	Landslide hazard overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work involves excavation or filling which results in the need for a retaining wall equal to or greater than one (1) metre in height; and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.	Landslide hazard overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; (b) the building work involves clearing vegetation (other than for landscape gardening purposes); and (c) the entirety of lot or a building location envelope plan for the site (including the access driveway) has not been certified by a suitably qualified person as having a slope less than fifteen (15) per cent.	Landslide hazard overlay code
<b>Operational work</b>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Operational work	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) the operational work is not associated with reconfiguring a lot; and</li> <li>(b) the operational work: <ul style="list-style-type: none"> <li>(i) is for the purpose of clearing vegetation (other than for landscape gardening purposes);</li> <li>(ii) is for the purpose of undertaking earthwork (involving excavation or filling of greater than 50 cubic metres of material on the premises);</li> <li>(iii) is for the purpose of undertaking earthwork (involving excavation or filling which results in the need for a retaining wall equal to or greater than one (1) metre in height);</li> <li>(iv) is for the purpose of stormwater management; or</li> <li>(v) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(vi) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</li> <li>(vii) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).</li> </ul> </li> </ul>	Landslide hazard overlay code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.10 Scenic amenity overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>If located within the scenic amenity management area A overlay or the scenic amenity management area B overlay</b>		
<b>Material change of use</b>		
Material change of use	<b>Accepted subject to requirements</b> If made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (a) Section 5.4 Categories of development and assessment — Material change of use; or (b) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
	<b>Code assessment</b> If made code assessment for the relevant zone or local plan in the tables of assessment located in: (a) Section 5.4 Categories of development and assessment — Material change of use; or (b) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Scenic amenity overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of clearing native vegetation; or (ii) is for is for the purpose of undertaking earthwork (involving excavation or filling which results in the need for a retaining wall).	Scenic amenity overlay code
	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	Scenic amenity overlay code
<b>If located within the coastal green break overlay</b>		
<b>Material change of use</b>		
Material change of use	<b>Accepted subject to requirements</b> If: (a) made accepted or accepted subject to requirements for the	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Scenic amenity overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is made accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	Scenic amenity overlay code
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is made code assessment for the relevant zone or local plan in the tables	Scenic amenity overlay code



Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans.	
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of clearing native vegetation (other than for landscape gardening purposes).	Scenic amenity overlay code
	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of stormwater management; or (iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or (iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or (v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).	Scenic amenity overlay code
<b>If located within the coastal scenic transport route potential assessment area overlay</b>		
<b>Material change of use</b>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Material change of use	<b>Accepted subject to requirements</b> If: (a) made accepted or accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	Scenic amenity overlay code
	<b>Code assessment</b> If: (a) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.4 Categories of development and assessment — Material change of use; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (b) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	Scenic amenity overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Scenic amenity overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: (a) the building work is not associated with a material change of use; and (b) made accepted subject to requirements for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	assessment — Building work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	
	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) made code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and assessment — Building work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	Scenic amenity overlay code
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: (a) the operational work is not associated with reconfiguring a lot; (b) the operational work is for the purpose of providing site access; and (c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.	Scenic amenity overlay code
	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing an advertising device; or	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(ii) is for the purpose of stormwater management; or</li> <li>(iii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(iv) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</li> <li>(v) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and</li> <li>(c) located within twenty (20) metres of a road reserve identified as a coastal scenic transport route.</li> </ul>	
<b>If located within the coastline foreshore potential assessment area overlay</b>		
<b>Material change of use</b>		
Material change of use	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) involving:               <ul style="list-style-type: none"> <li>(i) the construction of a building or structure having a height over 8.5 metres above ground level; or</li> <li>(ii) clearing of native vegetation (other than for landscape gardening purposes); and</li> </ul> </li> <li>(b) located in an identified coastline foreshore area as follows:               <ul style="list-style-type: none"> <li>(i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or</li> <li>(ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide.</li> </ul> </li> </ul>	Scenic amenity overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Scenic amenity overlay code
<b>Building work</b>		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Building work	<b>Code assessment</b> If: (a) the building work is not associated with a material change of use; and (b) the building work is made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: (i) Section 5.6 Categories of development and assessment — Building Work; or (ii) Section 5.8 Categories of development and assessment — Local Plans; and (c) involving: (i) the construction of a building or structure having a height over 8.5 metres above ground level; or (ii) clearing of native vegetation (other than for landscape gardening purposes); and (d) located in an identified coastline foreshore area as follows: (i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or (ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide.	Scenic amenity overlay code
<b>Operational work</b>		
Operational work	<b>Code assessment</b> If: (a) the operational work is not associated with reconfiguring a lot; and (b) the operational work: (i) is for the purpose of providing an advertising device; or (ii) is for the purpose of clearing native vegetation (other than for landscape gardening purposes); (iii) is for the purpose of stormwater management; or	Scenic amenity overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<ul style="list-style-type: none"> <li>(iv) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(v) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</li> <li>(vi) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers); and</li> <li>(c) located in an identified coastline foreshore area as follows:               <ul style="list-style-type: none"> <li>(i) if there is a frontal dune, within forty (40) metres of the toe of the dune; or</li> <li>(ii) if there is not a frontal dune, within forty (40) metres of the mean high water spring tide</li> </ul> </li> </ul>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.11 Water resource areas overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Material change of use</b>		
Material change of use for the following: <ul style="list-style-type: none"> <li>Dual occupancy; or</li> <li>Dwelling house.</li> </ul>	<b>Accepted subject to requirements</b>	Water resource areas overlay code
Material change of use for all uses other than the following: <ul style="list-style-type: none"> <li>Dual occupancy; or</li> <li>Dwelling house.</li> </ul>	<b>Code assessment</b> If made accepted subject to requirements or code assessment for the relevant zone or local plan in the tables of assessment located in: <ul style="list-style-type: none"> <li>(a) Section 5.4 Categories of development and assessment — Material change of use; or</li> <li>(b) Section 5.8 Categories of development and assessment — Local Plans.</li> </ul>	Water resource areas overlay code
<b>Reconfiguring a lot</b>		
All reconfiguring a lot	<b>Code assessment</b>	Water resource areas overlay code
<b>Building work</b>		
Building work	<b>Accepted subject to requirements</b> If: <ul style="list-style-type: none"> <li>(a) the building work is not associated with a material change of use; and</li> <li>(b) the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling).</li> </ul>	Water resource areas overlay code
<b>Operational work</b>		
Operational work	<b>Accepted subject to requirements</b> If: <ul style="list-style-type: none"> <li>(a) the operational work is not associated with reconfiguring a lot; and</li> <li>(b) the operational work is for the purpose of clearing native vegetation.</li> </ul>	Water resource areas overlay code
	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>(a) the operational work is not associated with reconfiguring a lot; and</li> </ul>	Water resource areas overlay code

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) the operational work: <ul style="list-style-type: none"> <li>(i) is for the purpose of stormwater management; or</li> <li>(ii) is for the purpose of providing reticulated water supply requiring extension, alteration or augmentation of Council's water supply network; or</li> <li>(iii) is for the purpose of providing reticulated sewerage requiring extension, alteration or augmentation of Council's sewer network; or</li> <li>(iv) is for the purpose of constructing a road, pathway, bridge or other structures within a road reserve (not including vehicle access crossovers).</li> </ul>	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



Table 5.9.12 Height limits overlay

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<b>Material change of use</b>		
All material change of use located in the Neighbourhood Centre Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> <li>(a) two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</li> <li>(b) two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</li> </ul>	The planning scheme, to the extent relevant.
All material change of use located in the Local Centre Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.2.4.1.1 – Emu Park Business District Height Limits, as contained within the Local Centre Zone Code.	The planning scheme, to the extent relevant.
All material change of use located in the District Centre Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds three (3) storeys.	The planning scheme, to the extent relevant.
All material change of use located in the Major Centre Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the height limits identified for the specific locations shown on Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits and Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits, as contained within the Major Centre Zone Code.	The planning scheme, to the extent relevant.
All material change of use located in the Environmental Management and Conservation Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> <li>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</li> <li>(b) ten (10) metres above ground level where the ground has a</li> </ul>	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	slope equal to or greater than fifteen (15) per cent.	
All material change of use located in the Community Facilities Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Rural Residential Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Township Zone	<b>Impact assessment</b> Any use involving a new building or structure which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Open Space Zone	<b>Impact assessment</b> Any use involving a new building which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent; or	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(c) the height limits identified for the specific locations shown on Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits.	
All material change of use located in the Sports and Recreation Zone	<b>Impact assessment</b> Any use involving a new building which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Low Density Residential Zone	<b>Impact assessment</b> Any use involving a new building which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Low-Medium Density Residential Zone	<b>Impact assessment</b> Any use involving a new building which has a height which exceeds the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.	The planning scheme, to the extent relevant.
All material change of use located in the Medium Density Residential Zone	<b>Impact assessment</b> Any use involving a new building which has a height which exceeds the following: (a) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on	The planning scheme, to the extent relevant.

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	<p>the following figures:</p> <ul style="list-style-type: none"> <li>(i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits;</li> <li>(ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits;</li> <li>(iii) Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits;</li> <li>(iv) Figure 6.7.3.4.1.4 Cooee Bay Height Limits.</li> </ul>	
All material change of use located in the Major Tourism Zone	<p><b>Impact assessment</b></p> <ul style="list-style-type: none"> <li>• Where located in the Capricorn International Resort Precinct, any use involving a new building or structure which has a height which exceeds fifteen (15) metres above ground level</li> <li>• Where located in the Great Keppel Island Precinct, any use involving a new building or structure which has a height which exceeds the following: <ul style="list-style-type: none"> <li>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level; or</li> <li>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level.</li> </ul> </li> </ul>	The planning scheme, to the extent relevant.