

3.4.2 Overlays

Table 3.4.2 – Categorisation Table for Carrying Out Building Work (Overlays)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Airport Environs Overlay		
<p>No Change, where not associated with a Material Change of Use and located on land mapped as one or more of the following categories shown on Map OM-200 to Map OM-202:</p> <p>(a) a <i>building restricted area</i>; or</p> <p>(b) the <i>Lighting Area Buffer (6 kilometres)</i>; or</p> <p>(c) a <i>light restriction zone</i>; or</p> <p>(d) a <i>wildlife hazard buffer zone</i>.</p>	6.4.2	Airport Environs Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Coastal Hazard Overlay		
<p>No Change, where not associated with a Material Change of Use and located in a <i>coastal hazard area</i> or in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b.</p>	6.4.4	Coastal Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Environmental Significance Overlay		
<p>Assessable Development – Code Assessment, where not associated with a Material Change of Use and located in an <i>area of environmental significance</i> of the Environmental Significance Overlay as shown on Map OM-500 to Map OM-509b.</p> <p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.5	Environmental Significance Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Heritage Overlay		
<p>1. No Change, where not associated with a Material Change of Use and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; (b) categorised as Accepted Development where compliance is achieved with identified requirements by a zone or other overlay; and (c) located in the <i>Environmental Management and Conservation Zone</i>, <i>Recreation and Open Space Zone</i> or <i>Rural Zone</i>. 	6.4.7	Heritage Overlay Standard Outcomes, apart from where paragraph 4 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), apart from where paragraph 4 applies.
	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 8. Heritage, 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 4 applies.
	4	Strategic Outcomes (all), where paragraph 4 applies.
<p>2. No Change, where not associated with a Material Change of Use and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; and (b) categorised as Assessable Development by a zone or other overlay. 		
<p>3. Assessable Development – Code Assessment, where not associated with a Material Change of Use and involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. 		
<p>4. Assessable Development – Impact Assessment, where not associated with a Material Change of Use and involving the demolition or</p>		

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<p>removal of all or part of a building or structure on land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. <p>Note – For paragraphs 1 and 2, where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	

Note – Categories of Development and Assessment are not provided for the Agricultural Land Overlay, the Bushfire Hazard Overlay, the Flood Hazard Overlay, the Potential and Actual Acid Sulfate Soils Overlay or the Slope Stability Overlay where for Carrying Out Building Work.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.