

Division 27 – Assessment Tables for the Transport Infrastructure Overlay

Note:

- Zones also affect assessment categories. See zoning maps to determine the zone of the land. Also refer to Part 1 Section 1.11 of the ShirePlan explaining how the higher assessment category prevails.
- Planning scheme policies indicate when Council may seek further information about an application.

Note: In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au <<http://www.nrme.qld.gov.au>>.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE TRANSPORT INFRASTRUCTURE OVERLAY – MAKING A MATERIAL CHANGE OF USE

Table 4.35

Assessment Table (MCU) for the Transport Infrastructure Overlay (Part 4 Division 27)

Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
FOR RAIL TRANSPORT INFRASTRUCTURE		
Accommodation Building	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Caravan Park	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Child Care Centre	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)

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Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Corrective Institution	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Dual Occupancy	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Educational Establishment	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Hospital	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Hotel (where including residential accommodation)	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)

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Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	
Multiple Dwellings	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Relocatable Home Park	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Retirement Village	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Rural Worker's Dwelling	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)

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Assessment Table (MCU) for the Transport Infrastructure Overlay (Part 4 Division 27)

Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Special Care Facility	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If located within eighty (80) metres of the North Coast rail line on the Transport Infrastructure Overlay Maps CO12(b), EO10 and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Other	Exempt	
FOR ROADS		
All	<p>Code Assessable</p> <p>(a) If not located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; and</p> <p>(b) If the lot fronts or is traversed by any future highway, future arterial, future sub-arterial or future collector road indicated on the Transport Infrastructure Overlay Maps CO12(a), EO10 and WO11(a).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA
FOR THE TRANSPORT INFRASTRUCTURE OVERLAY – OTHER DEVELOPMENT**

Table 4.36		
Assessment Table (Other Development) for the Transport Infrastructure Overlay (Part 4 Division 27)		
Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
FOR RAIL TRANSPORT INFRASTRUCTURE		
Reconfiguring a Lot	<p>Code Assessable if located within 80.0 metres of the North Coast rail line on the Transport Infrastructure Overlays Maps CO12(b), EO10, and WO11(b).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
FOR ROADS		
Operational work (other than placing an advertising device on a premises) not associated with a Material Change of Use	<p>Code Assessable if the lot fronts or is traversed by any future highway, future arterial, future sub-arterial or future collector road indicated on the Transport Infrastructure Overlays Maps CO12(a), EO10, and WO11(a).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
Reconfiguring a Lot	<p>Code Assessable if the lot fronts or is traversed by any future highway, future arterial, future sub-arterial or future collector road indicated on the Transport Infrastructure Overlays Maps CO12(a), EO10, and WO11(a).</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Transport Infrastructure Overlay Code (Part 6 Division 13, page 294)
FOR RAIL AND ROADS		
Other	Exempt	