

Division 18 – Assessment Tables for the Catchment Protection 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 CATCHMENT PROTECTION OVERLAY – MAKING A MATERIAL CHANGE OF USE

Table 4.17 Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)		
Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Agriculture	Exempt	
Caretaker's Residence	<p>Code Assessable:</p> <ul style="list-style-type: none"> (a) where on a lot greater than 3 000m²; and (b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3. <p>Exempt:</p> <ul style="list-style-type: none"> (a) where the criteria for Code Assessable do not apply; or (b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or (c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or (d) where located within a dam that has been lawfully filled. 	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Dependent Person's Accommodation	<p>Code Assessable:</p> <ul style="list-style-type: none"> (a) where on a lot greater than 3 000m²; and (b) where located within a Catchment Protection Minor Waterway on Catchment 	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.17

Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	
Display Home	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.17

Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	Maps CO3 or WO3; or (d) where located within a dam that has been lawfully filled.	
Dual Occupancy	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Dwelling Houses	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.17

Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	
Estate Sales Office	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Home Based Business	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.17

Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	
Local Utility	Exempt	
Park	Exempt	
Roadside Stall	Exempt	
Rural Worker's Dwelling	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.17

Assessment Table (MCU) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	(d) where located within a dam that has been lawfully filled.	
Surgey	<p>Code Assessable:</p> <p>(a) where on a lot greater than 3 000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt:</p> <p>(a) where the criteria for Code Assessable do not apply; or</p> <p>(b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or</p> <p>(c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(d) where located within a dam that has been lawfully filled.</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Other	<p>Code Assessable</p> <p>(a) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(b) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3; or</p> <p>(d) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3.</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE CATCHMENT PROTECTION OVERLAY – OTHER DEVELOPMENT

Table 4.18		
Assessment Table (Other Development) for the Catchment Protection Overlay (Part 4 Division 18)		
Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Building Work (other than minor building work) not associated with a material change of use	<p>Code Assessable:</p> <ul style="list-style-type: none"> (a) where on a lot greater than or equal to 3000m²; and (b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3. <p>Exempt:</p> <ul style="list-style-type: none"> (a) where the criteria for Code Assessable do not apply; or (b) where located in accordance with a building envelope plan approved as part of a Reconfiguring a Lot approval issued under the ShirePlan; or (c) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or (d) where located within a dam that has been lawfully filled. 	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Minor Building Work	Exempt	
Carrying out work in association with Reconfiguring a Lot	<p>Code Assessable:</p> <ul style="list-style-type: none"> (a) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (b) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (c) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3; or (d) where located within a Potable Water Catchment on Catchment Protection 	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.18

Assessment Table (Other Development) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	Overlay Maps CO3 or WO3. Exempt if the criteria for code assessable do not apply.	
Construction of a Dam	Code Assessable: <ul style="list-style-type: none"> (a) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (b) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (c) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3; or (d) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3. Exempt if the criteria for code assessable do not apply.	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Filling or Excavation of Land not associated with a Material Change of Use	Code Assessable: <ul style="list-style-type: none"> (a) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (b) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or (c) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3; or (d) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3. Exempt if the criteria for code assessable do not apply.	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Reconfiguring a Lot	Code Assessable: <ul style="list-style-type: none"> (a) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or 	<ul style="list-style-type: none"> • Catchment Protection Overlay Code (Part 6 Division 4, page 276)

Table 4.18

Assessment Table (Other Development) for the Catchment Protection Overlay (Part 4 Division 18)

Column 1 Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>(b) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3; or</p> <p>(d) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3.</p> <p>Exempt</p> <p>(a) where the Reconfiguring a Lot is only for an Access Easement or Boundary Realignment; or</p> <p>(b) if the criteria for code assessable do not apply.</p>	
Vegetation Clearing	<p>Code Assessable:</p> <p>(a) where on a lot greater than or equal to 3000m²; and</p> <p>(b) where located within a Catchment Protection Minor Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 40.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(c) where located within a Catchment Protection Major Waterway on Catchment Protection Overlay Maps CO3, EO3 or WO3 and within 100.0 metres of the edge or top of the high bank (whichever is the greater) of the waterway; or</p> <p>(d) where located within a Wetland Protection Area on Catchment Protection Overlay Maps CO3, EO3 or WO3.</p> <p>Exempt</p> <p>(a) if clearing is exempt under Section 7(1) of the <i>Vegetation Management Act 1999</i>; or</p> <p>(b) if clearing is essential management; or</p> <p>(c) if the Biodiversity Significance Area is in a cleared state prior to the commencement of the ShirePlan; or</p> <p>(d) where located within a Potable Water Catchment on Catchment Protection Overlay Maps CO3 or WO3; or</p> <p>(e) where located within a dam that has been lawfully filled; or</p> <p>(f) if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> Catchment Protection Overlay Code (Part 6 Division 4, page 276)
Other	Exempt	