

Scenic Rim Planning Scheme 2020

Overlays - June 2023

What is an Overlay?

An Overlay is a mapped layer within a planning scheme, which identifies land that is:

- sensitive to development;
- subject to constraints; or
- contains valuable resources.

Examples of matters that an Overlay may seek to identify and manage include:

- land at risk from natural hazards;
- land containing important infrastructure that needs to be protected;
- land containing biodiversity or other environmental values; or
- land recognised as being important for agricultural production.

An Overlay provides an initial identification of constraints or values that may require further investigation as part of a development application.

How is Overlay mapping developed?

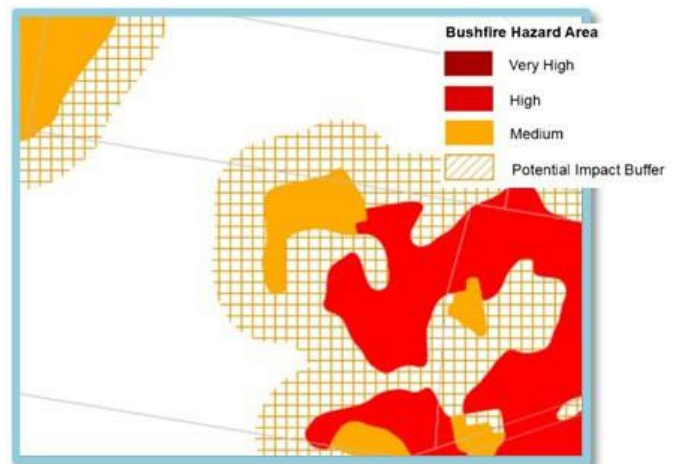
Overlay mapping is developed from a number of sources. Most of the Overlays come from State Government data sets e.g. agricultural land classification, bushfire hazard, environmental areas etc. Studies or other policies commissioned by Council also provide Overlay information such as local flood studies, and the Local Biodiversity Strategy etc.

The intention of Overlay mapping is to identify land that may be sensitive to development as a result of a constraint or value. This is referred to as an Overlay trigger. Overlays have codes which if triggered, are required to be addressed as part of a development application.

How do Overlays affect development assessment?

An Overlay only applies to development proposed to be located on land which is coloured as per the legend shown in the corresponding Overlay mapping layer.

Note - where a property is partially affected by an Overlay, if development (including access, parking areas etc.) is located completely outside the coloured area, the development is not affected by that Overlay (e.g. white areas below are outside the Bushfire Hazard Area and these white areas are not affected by the Bushfire Hazard Overlay).



Overlays may change the level of assessment for development. If land is mapped in an Overlay, reference should be made to section **5.10 Categories of Development and Assessment - Overlays** of the planning scheme to determine whether the Overlay affects the level of assessment and whether any assessment criteria is required to be considered as part of the development (ie. the codes that are applicable).

An Overlay can increase the level of assessment from **accepted development** to **assessable development** (code and impact assessable). Where the level of assessment identified for a land use differs from level of assessment identified by an Overlay, generally the higher level of assessment will apply.

Council staff are available to provide assistance to determine what Overlays may apply to land and the implications of the Overlays on the levels of assessment for your proposed development.

What Overlays apply within the planning scheme?

The following Overlays apply under the planning scheme and have corresponding codes:

- Agricultural Land;
- Airport Environs and Defence Land;
- Bushfire Hazard;
- Environmental Significance;
- Extractive Resources;
- Flood Hazard;
- Landslide Hazard and Steep Slope;
- Local Heritage;
- Regional Infrastructure;
- Water Resource Catchments; and
- Master Plan Areas.

Some Overlays do not have codes and are for information or administrative purposes only (for example, they assist in the interpretation of other sections of the scheme). These include:

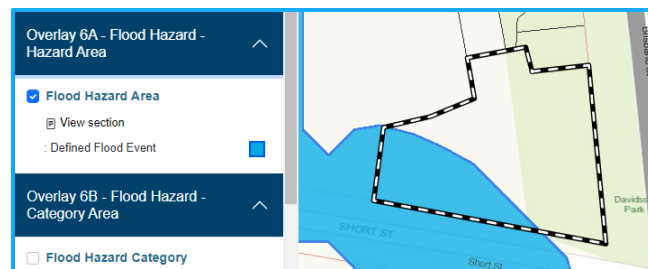
- Transport Noise Corridor;
- Minimum Lot Size;
- Higher Order Roads; and
- Road Hierarchy.

Viewing the Overlay maps

The Planning Scheme Overlay maps are available for viewing on Council's [eplan and mapping](#) website or in hard copy at Council's Customer Service Centres.

Mapping is also available as pdfs in **Schedule 2 Mapping** of the planning scheme. It should be noted that **Schedule 2 Mapping** is the official part of the planning scheme that contains the mapping

and these PDF maps are the point of truth should errors occur in any online mapping.



Related information

The following related fact sheets can be found on the Scenic Rim [Fact Sheets - Scenic Rim Regional Council](#)

- Overview of the Planning Scheme;
- How do I determine a level of assessment of Material Change of Use;
- Planning for the risk of bushfire hazard in the region;
- Planning for the risk of landslide hazard and steep slope in the region;
- Planning for the risk of riverine flooding in the region;
- Zone Codes

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or alternatively email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available to view on Council's website [Scenic Rim Planning Scheme – Scenic Rim Regional Council](#)

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.