

OVERLAYS

What are overlays?

Overlays are provided in the Planning Scheme to indicate areas that are subject to a natural hazard such as bushfire, flooding or landslide, a value such as biodiversity or heritage or a constraint such as proximity to high impact industry or an airport.

The Planning Scheme contains additional requirements that must be addressed for development within an overlay area. Overlays are made up of two elements; a written component (code) and maps that indicate the areas and places that may be sensitive to the effects of development, have hazard constraints or contain valuable resources which call for additional assessment criteria. Not all properties are subject to overlays, however some may be affected by more than one overlay (for example bushfire and steep land overlays).

If a property is affected by an overlay it means that any proposed future use must address, as part of the assessment, any specific requirements outlined in the overlay code that are affecting the property.

Rockhampton Region Planning Scheme Overlays

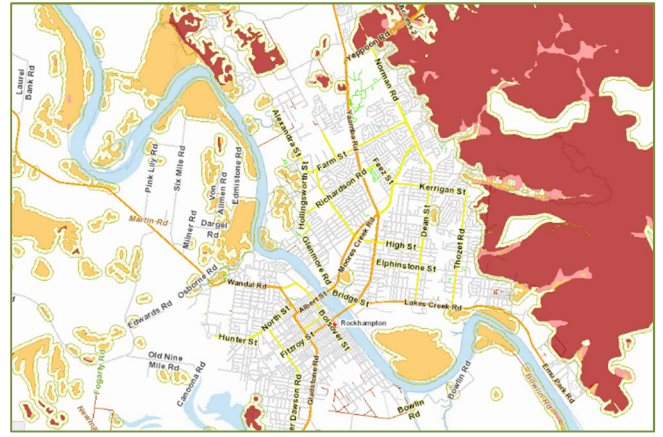
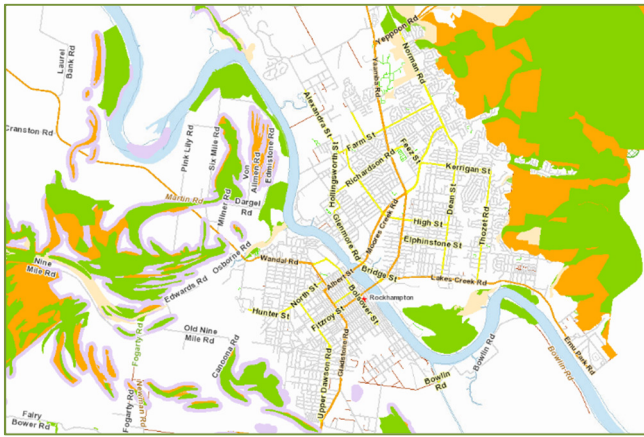
The Planning Scheme contains twelve overlay codes, and associated mapping that may trigger assessment. These are:

- Acid sulfate soils overlay;
- Airport environs overlay;
- Biodiversity areas overlay;
- Bushfire hazard overlay;
- Character overlay;
- Coastal protection overlay;
- Extractive resources overlay;
- Flood hazard overlay;
- Heritage place overlay;
- Special management area overlay;
- Steep land overlay; and
- Water resource catchments overlay.

The planning scheme also contains five reference overlay maps. These are:

- Agricultural land overlay;
- Mining Leases overlay;
- Regional infrastructure corridors overlay;
- Road hierarchy overlay; and
- Transport noise corridors overlay.





When will an overlay affect my property?

Overlays only apply to the area of the allotment covered by the overlay and do not impact on existing lawful uses. Dependent on the type of use involved in the development application, some overlays do not even change the level of assessment. Overlay maps must be read in conjunction with Part 5 – Tables of Assessment.

Each overlay developed for the Planning Scheme has been derived from background studies and/or State government prescribed and up-to-date mapping. Where possible, some of the overlay maps have been locally reviewed and updated to improve accuracy.

How can I find out if my property is subject to an overlay?

If your property has particular characteristics, such as waterways, heritage character, significant vegetation or other constraints or features, an overlay may exist over your property. Even if you do not believe you are impacted it is advisable to check.

You can check Rockhampton Regional Council's online planning tool (Rock e Plan) on Council's website to identify if any overlay/s apply to your property. A search can be completed via the mapping service, by viewing the Planning Scheme - Schedule 2 Mapping or by searching the Planning Scheme.

If my property is subject to an overlay, what does this mean?

An overlay only applies to development proposals affecting that part of your property covered by the overlay and does not impact on existing lawful uses (i.e. established dwelling house) carried out on the land.

Overlays are able to change the level of assessment and may provide additional assessment criteria through individual codes. It is important that an overlay map is read in conjunction with the tables of assessment and any codes that may apply to the overlay in the planning scheme.

For example, the character overlay may be in place in certain areas. The character overlay will identify properties that have particular characteristics that are to be subject to specific development controls and control the demolition of character buildings.

The character may change the level of assessment or require assessment against a code which contains particular design considerations for development proposals.

For further information on overlays or any planning scheme enquiries please contact Rockhampton Regional Council's duty planner.

