

# Value Overlay

## What is the role of Value Overlays?

Value overlays show that property contains a special quality such as important vegetation, a heritage place or a waterway or wetland. The City Plan has three value overlays. These include the:

- Environmental significance overlay
- Heritage overlay
- Waterway corridors and wetlands overlay

## What is the purpose of the Environmental significance overlay?

The purpose of the Environmental significance overlay is to ensure that development minimises and mitigates significant impacts on matters of national<sup>1</sup>, state and local environmental significance.

The overlay requires development to protect identified environmental values, based around the hierarchy of avoiding, minimising, mitigating and then offsetting significant impacts on these mapped values.

## What are the Environmental significance overlay maps?

The overlay maps Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES).

## Matters of State Environmental Significance:

- wildlife habitat;
- vegetation;
- protected areas; and
- koala habitat

## Matters of Local Environmental Significance:

- vegetation; and
- koala habitat.

## When will the Environmental significance overlay apply?

Development that is made assessable by the planning scheme that is within an area identified by the Environmental significance overlay also needs to comply with the assessment benchmarks contained within the Environmental Significance Overlay code.

In addition to this, the overlay's table of assessment introduces a new trigger that makes operational works involving the clearing of native vegetation assessable development (in some circumstances).

## What is the purpose of the Heritage overlay?

The purpose of the overlay is to protect heritage places (identified in the heritage overlay maps and table in Schedule 7 of the planning scheme) and to ensure that identified local heritage places are not demolished, removed or altered in a way that removes or reduces their heritage values.

## What are the Heritage overlay maps?

The overlay mapping identifies significant places such as buildings and trees. Values are mapped on the mainland as well as Coochiemudlo Island, the SMBIs and North Stradbroke Island.

## When will the Heritage overlay apply?

Although the heritage overlay does not change the categories of development (aka. levels of assessment) for a material change of use, it does make certain building work assessable. For example, extensions to a local heritage place and exterior/interior alterations are elevated to code assessment and will need to comply with the assessment benchmarks in the overlay code.

**Disclaimer** This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.

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<sup>1</sup> Not mapped