

Resource Overlays

What is the role of Resource Overlays?

Resource overlays show areas where development is constrained by the need to provide essential infrastructure or protect a natural resource. The Redlands Planning Scheme has four resource overlays:

- Airport Environs Overlay
- Regional Infrastructure Corridors and Substations Overlay
- Extractive Resources Overlay
- Water Resource Catchments Overlay

What is the purpose of the Airport Environs Overlay?

The Airport Environs Overlay protects operational airspace and ensures development does not impact on the role of aviation facilities

Aviation facilities include radar, satellite and link communications stations.

What are the Airport Environs Overlay Maps?

The Airport Environs Overlay Maps show land beneath operational airspace and buffer areas for aviation facilities. There is a map for the mainland and another for the Southern Moreton Bay and North Stradbroke Islands.

When will the Airport Environs Overlay apply?

The Airport Environs Overlay applies where a property is covered by the overlay map and the development is listed in the overlay table of assessment. This is limited to development that has the potential to interfere with airspace and aviation facilities. Development may be accepted subject to requirements if it:

- is of a height that will not affect operational airspace or the sensitive areas surrounding aviation facilities;
- uses waste disposal methods that do not attract birds and bats or create a hazard in operational airspace;

- prevents emissions of dust, steam, smoke, gas or ash going into operational airspace;
- does not involve aircraft movement, hang gliding, parachuting, hot air ballooning or similar recreational activities.

What is the purpose of the Regional Infrastructure Corridors and Substations Overlay?

The Regional Infrastructure Corridors and Substations Overlay identifies and protects infrastructure assets such as:

- electricity transmission lines;
- electricity substations;
- water supply pipelines;
- water treatment plants, water quality facilities, pump stations and reservoirs; and
- waste water treatment plants.

The overlay also preserves the visual amenity of development near infrastructure, by ensuring development does not extend into the easements.

What is the purpose of the Extractive Resources Overlay?

The Extractive Resources Overlay seeks to protect key mining and quarry material and haulage routes from development that might be sensitive to extractive industries. The Redland's mineral resources include regionally significant extractive resource areas (designated as key resource areas) and the locally significant extractive resources.

The overlay maps also identify the City's mining tenements.

What is the purpose of the Water Resource Catchments Overlay?

The purpose of the Water Resource Catchments Overlay is to protect water quality in catchment supply areas including the Leslie Harrison Dam, North Stradbroke Island groundwater and the Herring Lagoon.

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

