

Overlays

What is the role of an overlay?

An overlay is a layer within a planning scheme that covers one or many parcels of land. An overlay may identify land that has particular values, is subject to constraints or contains important resources. For example, overlays may serve to protect important environmental values or identify land that is susceptible to natural hazards.

Overlays ensure that certain values and constraints are considered through the assessment process and that development is designed and located accordingly. In this regard, overlays can be used to assist landowners and the community in identifying particular constraints and opportunities across the City.

How do I know if I'm impacted by an overlay?

You can determine if your property is impacted an overlay by reviewing the City Plan [overlay maps](#).

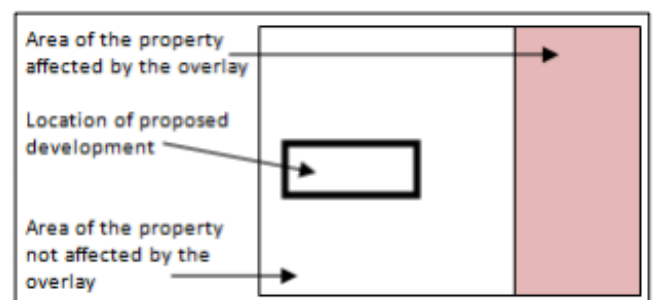
There are 12 overlays maps in total, including the:

- Airport environs overlay
- Bushfire hazard overlay code
- Coastal protection (erosion prone areas) overlay
- Environmental significance overlay
- Extractive resources overlay
- Flood and storm tide hazard overlay
- Heritage overlay
- Landslide hazard overlay
- Regional infrastructure corridors and substations overlay
- Transport noise corridor overlay (for information purposes only, as it does not contain an associated overlay code)
- Water resource catchments overlay
- Waterway corridors and wetlands overlay.

It is important to note that more than one overlay may affect a property and when this occurs, development must comply with all of the relevant assessment benchmarks for each overlay.

How do overlays affect development assessment?

An overlay only applies to development proposals within the area covered by the overlay and does not impact on existing lawful uses carried out on the land (as per part 5.3.2[5]). In other words, the categories of development or assessment for the overlay only relates to the part of the premises affected by the overlay, as demonstrated in the diagram below:



Overlays are able to change the level of assessment and may provide additional assessment criteria.

The Tables of Assessment in Part 5.9 of the City Plan can be used to determine if an overlay code applies to development and the relevant assessment benchmarks.

For example, the heritage overlay identifies properties that have particular heritage characteristics and are to be subject to specific development controls. In most cases, the heritage overlay elevates the level of assessment for building work (i.e. it is made assessable). Accordingly, such development requires assessment against the overlay code which contains particular controls to protect the heritage values of the city's identified local heritage places.

What is an overlay code?

The overlay code contains assessment criteria that achieve the overall outcomes of the code. The overall outcomes vary for each overlay. For example, they may mean development needs to:

- protect people and property from a hazard, such as bushfires or flood;

- improve environmental values, such as bush land and endangered plants;
- Protect resources, such as extractive industry from other sensitive uses.

What does each overlay mean?

The purpose of the **Airport environs overlay** seeks to protect the safety and operation of Brisbane Airport and aviation facilities located within Redland. To achieve this, the location and height of development are controlled.

The **Bushfire hazard overlay** ensures that risk to life, property and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.

The purpose of the **Coastal protection (erosion prone areas) overlay** is to ensure that development in erosion prone areas is designed, constructed and operated to mitigate risk to life and property to an acceptable or tolerable level, minimise the need for and the cost of coastal protection works and protect coastal resources.

The **Environmental significance overlay** manages development to avoid or minimize significant impacts on matters of national, state and local environmental significance. This includes protecting areas of high biodiversity, retention of native vegetation and significant habitat features, and managing the impact of development on the area's flora and fauna.

The purpose of the **Extractive resources overlay** is to protect potential resource areas, associated haulage routes and separation areas by ensuring development is compatible with existing or future extractive industry. Extractive industries may include mining or quarrying of sand, gravel, soil, rock and stone from the earth.

The **Flood and storm tide hazard overlay** identifies land likely to be affected by flooding or with other drainage constraints. The overlay protects the safety of people and property from the risk of flooding.

The **Heritage overlay** aims to conserve and protect heritage values of the city's identified local heritage places. The overlay requires development to be sympathetic to the heritage values of the identified place.

The purpose of the **Landslide hazard overlay** is to ensure that development on steep slopes does not increase the risk of landslide through poor design, inappropriate excavation and fill or removal of vegetation.

The purpose of the **Regional infrastructure corridors and substations overlay** is to ensure that development does not undermine the safe, efficient and unencumbered operation or expansion of key infrastructure corridors and sites, such as electricity transmission lines, water supply corridors, or wastewater treatment plants.

The **Transport corridor overlay** identifies road noise and railway line buffers. The overlay is used for information purposes only (as it contains no associated overlay code) and identifies development that should be designed and located to lessen the impacts of noise generated by the road or rail network.

The purpose of the **Water resource catchments overlay** is to protect the water supply catchments of Leslie Harrison Dam; North Stradbroke Island groundwater; and Herring Lagoon.

The **Waterway corridors and wetlands overlay** manages development to avoid significant impacts on matters of national, state and local environmental significance, specific to the environmental values of waterways and wetlands.

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.