

Overlays

This fact sheet has been designed to provide you with information about overlays. It addresses some of the frequently asked questions we receive about the different requirements regarding overlays.

What are overlays?

Overlays are provided in the Planning Scheme that reflect state and local level interests, such as areas that are subject to a natural hazard such as bushfire, flooding or landslide, a value such as biodiversity or heritage, valuable resources or sensitivity to the effects of development.

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, called a code; and
- Maps that indicate 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 landslide hazard overlays).

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

Cassowary Coast Regional Council Planning Scheme Overlays

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

- Acid sulfate soils overlay
- Airport environs overlay
- Bushfire hazard overlay
- Coastal protection overlay
- Environmental significance overlay
- Extractive resources overlay
- Flood hazard overlay
- Heritage overlay
- Landslide hazard overlay
- Scenic amenity overlay
- Waterway corridors and wetlands 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 Planning Scheme 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 contact Council's Planning Services Team for assistance in identifying if any overlay/s apply to your property. Contact details are in the Further Information at the end of this factsheet.

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 (eg; an 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 Scenic Amenity overlay may be in place over certain areas. The Scenic Amenity overlay will identify properties that have particular characteristics that are to be subject to specific development controls and control the overall amenity of the area.

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

What fees and charges will apply?

To view Council's fees and charges visit www.cassowarycoast.qld.gov.au/fees-charges

Further Information

or any further queries in relation to Overlays please contact Council's Planning Services section by phone 1300 763 903 or by email at planning@ccrc.qld.gov.au.