

Overlays



INFORMATION SHEET

Draft Lockyer Valley Planning Scheme

Planning, which is also referred to as urban planning or town planning, is specifically concerned with shaping cities, towns and regions by managing development, infrastructure and services.

A Planning Scheme is one of the most important tools available to Council to guide, promote and facilitate economic development opportunities as well as make our towns and region safe, healthy, liveable and attractive places to live, work and play.

A Planning Scheme identifies how land should be used and what type of development is supported by Council on that land. The Planning Scheme is like a manual that is used to guide land use outcomes across the region.

The Draft Lockyer Valley Planning Scheme has been prepared in accordance with the requirements prescribed by the *Planning Act 2016*.

What are overlays?

Overlay maps show the various constraints that apply to land. For each overlay (unless an information overlay) there is an overlay code that outlines assessment benchmarks to help guide development in that area.

The Draft Lockyer Valley Planning Scheme contains the following overlays:

1. Agricultural land overlay
2. Biodiversity overlay
3. Bushfire hazard overlay
4. Cultural heritage overlay
5. Extractive resources overlay
6. Flood hazard overlay
7. Helidon management area overlay
8. High risk soils – information overlay
9. Infrastructure overlay
10. Minimum lot size overlay
11. Road hierarchy – information overlay
12. Scenic landscape overlay

13. Steep land overlay
14. Transport noise corridor – information overlay
15. Waterways and water resources overlay

If a development site (either partly or wholly) is identified as being within an overlay, the development application must take into consideration the assessment benchmarks of the overlay code (in addition to zone and development code assessment criteria).

An overlay may also change the level of assessment depending on the type of development.

In some instances, land may be affected by more than one overlay. If this occurs, then each applicable overlay code must be considered and addressed in the development application.

In the Draft Lockyer Valley Planning Scheme, overlay code triggers are contained in Part 5 Levels of Assessment – Overlays, and the overlay mapping is contained within Schedule 2 – mapping.

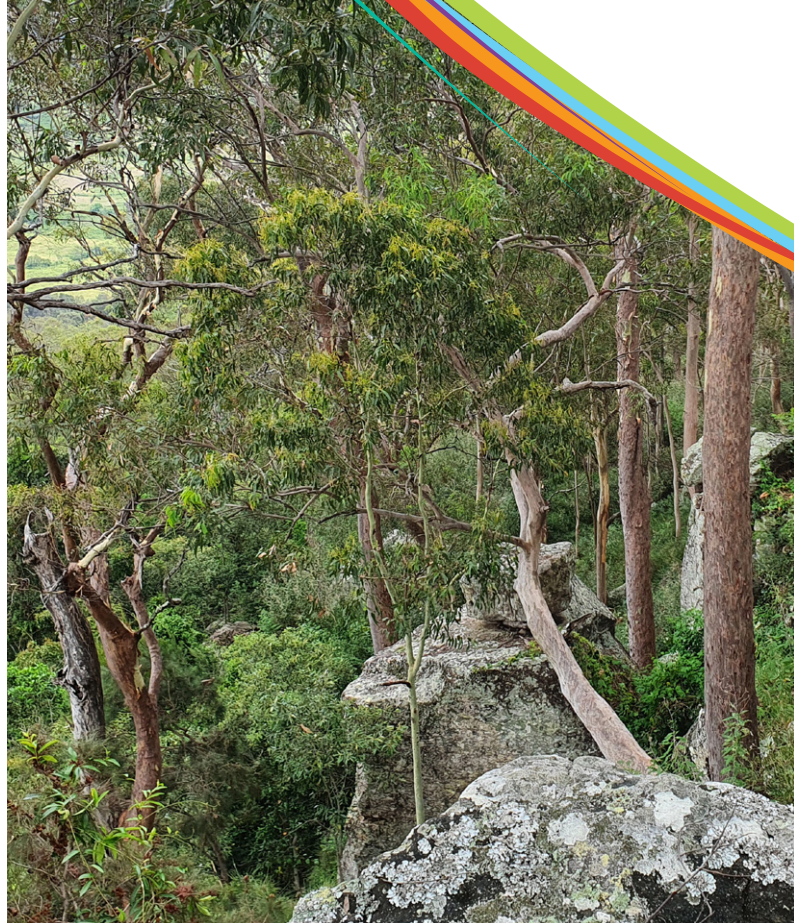
How will I know which overlays affect my property?

The mapping contained in Schedule 2 of the Draft Planning Scheme identifies the overlays that apply to your land. To help you easily identify the overlays affecting your property, the maps are colour and number coded. Overlay codes only apply to the area covered by the overlay. New overlays or changes to existing overlays do not impact on existing lawful uses carried out on the land.

To view your property and any overlays that may affect it, visit the eplanning portal via: www.lockyervalley.qld.gov.au/draft-planning-scheme

Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.





Frequently asked questions

Q. If my property is affected by an overlay, what does this mean?

A. It means that **additional criteria need to be taken into account in the preparation and assessment of your development application.**

An overlay only applies if the site of the proposed development is located within the overlay.

An overlay does not impact on existing lawful uses that are already on the site.

Overlays may change the level of assessment of proposed development and may provide additional assessment criteria through overlay codes. It is important that an overlay map is read in conjunction with the Tables of Assessment in Part 5.

Q. Are natural hazards identified on overlay maps?

A. Yes. If your land is subject to a natural hazard, the land will likely be within an overlay. Even if you do not believe that your land is impacted, it is advisable that you check with one of Council's Planning Officers to be certain.

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Feel free to contact Council's Strategic Planner who will be more than happy to provide you with further detail in relation to the overlays relative to your land.

For more information in relation to the Draft Lockyer Valley Planning Scheme Visit:

www.lockyervalley.qld.gov.au/draft-planning-scheme