



Planning Scheme Overlays

Overlays identify particular areas that may be sensitive to the effects of development, contain valuable resources, constrain land or present opportunities for development. Overlays are made up of three components; levels of assessment table for Overlays applicable to a site, an overlay code, which contains assessment criteria for development in these areas, and overlay maps, which show areas that, are affected.

Acid Sulfate Soils Overlay

The purpose of the Acid Sulfate Soils overlay and its code is to ensure that the generation or release of acid and associated metal contaminants from Acid Sulfate Soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health. The map identifies areas that may be subject to Acid Sulfate Soils.

Acid Sulfate Soils Overlay Map Features

- Area 1 (Land at or below 5m AHD)
- Area 2 (Land above 5m AHD, but below 20m AHD)

Agricultural Land Overlay

The purpose of the Agricultural Land Overlay and code is to ensure that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity. The overlay map identifies Agricultural Land Classification (ALC) Class A and Class B land.

Agricultural Land Overlay Map Features

- Class A Land
- Class B Land

Airport and Aviation Facilities Overlay

The purpose of the Airport and Aviation Facilities Overlay and its code is to protect and maintain the safety, efficiency and operational integrity of Hervey Bay Airport, Maryborough Airport and aviation facilities.

The map identifies the obstacle limitation surface (OLS), Australian noise exposure forecast (ANEF) contours, public safety areas and airport buffers.

Airport Environs Overlay Map Features

Airport Allotments



Obstacle Limitation Surface (OLS)

- Approach & Departure Limitation Surface Boundary & Contours
- Conical Limitation Surface Contour
- Horizontal Surface Limitation Boundary

Airport ANEF Legend

- 20m ANEF
- 25m ANEF
- 30m ANEF
- 35m ANEF

Public Safety Area



Distance to Airport Runways

- 3 km
- 6 km
- 8 km
- 13 km

Building Restricted Areas

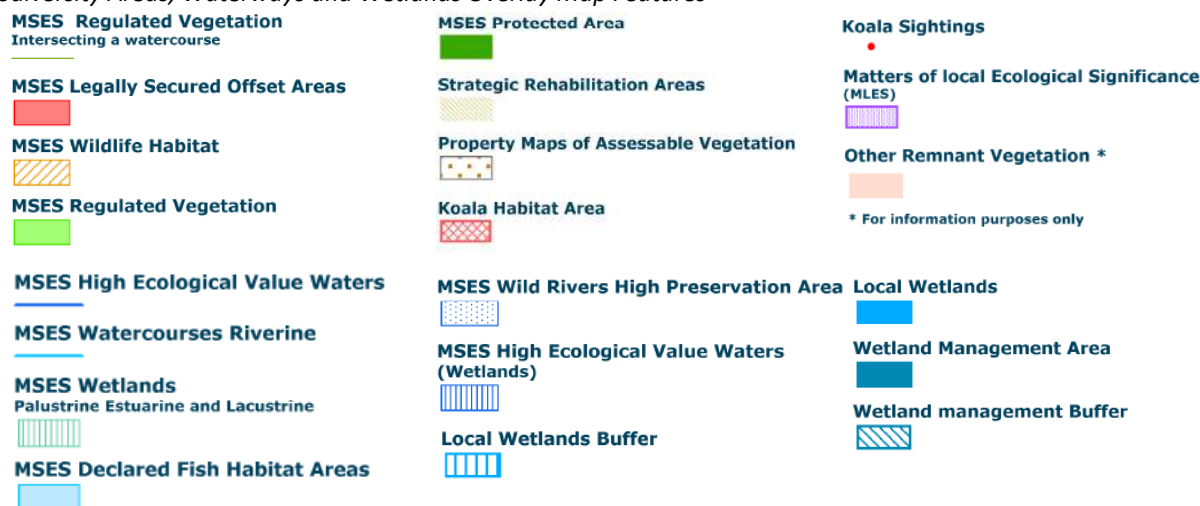
- Facility
- Zone A
- Zone B
- Area of Interest

Biodiversity Areas, Waterways and Wetlands Overlay

The purpose of the Biodiversity, Waterways and Wetlands Overlay and its code is to ensure that ecologically important areas are protected; ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and wetlands and waterways are protected, maintained, rehabilitated and enhanced.

The map identifies land that is considered to contain Matters of State Ecological Significance; Matters of Local Ecological Significance (MLES), Koala Habitat Area and Koala sightings. The map also identifies Strategic Rehabilitation Corridors as identified by the State and lots that have an approved Property Map of Assessable Vegetation (PMAV) altering State remnant vegetation mapping.

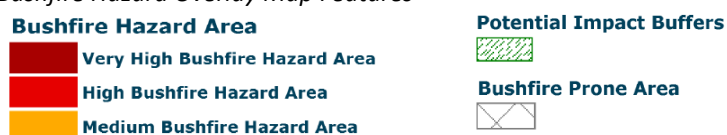
Biodiversity Areas, Waterways and Wetlands Overlay Map Features



Bushfire Hazard Overlay

The purpose of the Bushfire Hazard Overlay and its code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment. The map depicts medium, high and very high bushfire hazard areas. The map also identifies Potential Impact Buffers and areas considered to be Bushfire Prone Areas.

Bushfire Hazard Overlay Map Features

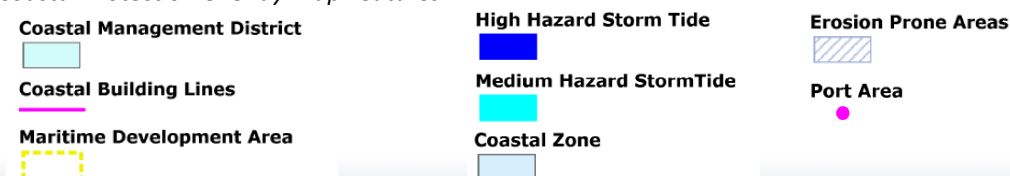


Coastal Protection Overlay

The purpose of the Coastal Protection Overlay and its code is to ensure development in the coastal zone is designed, constructed and operated to: avoid social, financial and environmental costs associated with the adverse impacts of coastal hazards; protect, conserve, rehabilitate and manage the coast; and preferentially use land on the coast for coastal-dependent development.

The map identifies land that is considered to be susceptible to coastal hazards or sensitive to impacts from development. This includes the coastal management district, areas affected by high and medium storm tide hazard, erosion prone areas and maritime development areas.

Coastal Protection Overlay Map Features



Extractive Resources Overlay

The purpose of the Extractive Resources Overlay and its code is to protect and maintain the sustainable viable use of extractive resources on the Fraser Coast by preventing incompatible development and land uses from encroaching on the extractive resource/ processing areas and associated separation areas and transport routes.

The map identifies key resource/processing areas, extractive resource separation areas, transport routes, transport route separation areas, mining tenements and mined properties.

Extractive Resources Overlay Map Features

Resource / Processing Area



Extractive Resource Separation Area



Transport Route Separation Area



Mining Tenement



(for information purposes only)

Mined Properties



(for information purposes only)

Transport Route



Flood Hazard Overlay

The purpose of the Flood Hazard Overlay and its code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change.

The map identifies land that is affected by flood hazard, as identified from previous investigations, including adopted Fraser Coast Regional Council flood studies and the Queensland Reconstruction Authority's interim flood plain assessment overlay mapping.

Flood Hazard Overlay Map Features

Flood Hazard Area



Source: FCRC Adopted flood Studies and
QRA Interim Floodplain Assessment Overlay

Fraser and Great Sandy Strait Islands Overlay

The purpose of the Fraser and Great Sandy Strait Islands Overlay and its code is to ensure that development preserves and, where possible, enhances the natural biodiversity values of the Fraser Island and Great Sandy Strait world heritage areas.

The Overlay and its code also seeks to guide development to ensure a natural character and sensitive land use management is applied to all of the communities and privately owned properties within the Overlay area whilst continuing to support the tourism industry and the nature conservation efforts. The map identifies the area that is applicable to the Overlay.

Fraser and Great Sandy Strait Islands Overlay Map Features

Fraser and Great Sandy Strait Islands



Heritage and Neighbourhood Character Overlay

The purpose of the Heritage and Neighbourhood Character Overlay and its code is to ensure that development on or adjoining a heritage place is compatible with the cultural heritage significance of the place, and the significance of neighbourhood character areas are conserved and enhanced.

The map identifies places of State and local heritage significance that are included in the Queensland heritage register and the Fraser Coast local heritage register. It also identifies neighbourhood character areas that have been ascertained through a study that focussed on identified areas of Maryborough and Howard.

Heritage and Neighbourhood Character Overlay Map Features

Heritage Register



Local Place



Local Place



State Place

Adjoining Heritage Lots



Demolition Control Area



Neighbourhood Character Area



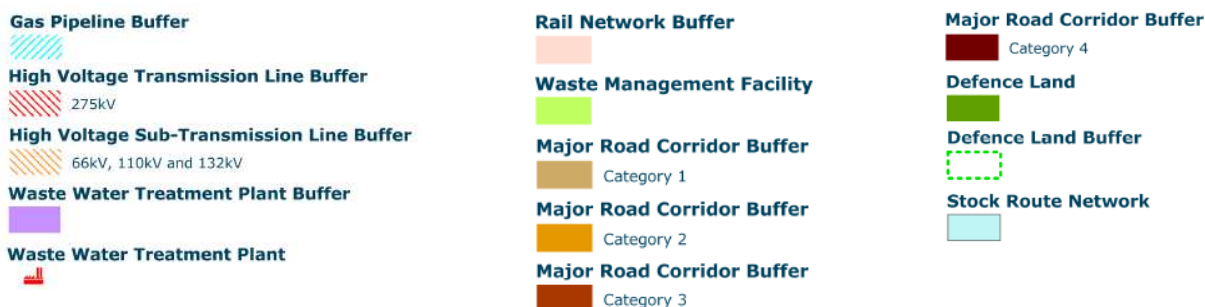
Infrastructure Overlay

The purpose of the Infrastructure overlay and its code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of the following existing and planned infrastructure and facilities within the Fraser Coast:

- Gas pipelines;
- Wastewater treatment plants;
- Major roads;
- Defence training facilities.
- High voltage electricity transmission lines;
- Waste management facilities;
- Railways; and

The map identifies gas pipeline buffers, high voltage transmission and sub-transmission line buffers, waste water treatment plants and associated buffers, waste management facilities, major road corridor buffers, rail network buffers and defence land and its associated buffer.

Infrastructure Overlay Map Features



Water Resource Catchments Overlay

The purpose of the Water Resource Catchments Overlay and its code is to ensure that development possible, enhances water quality and quantity entering the catchments of Lake Lenthall and downstream Teddington Weir. The map identifies two water catchment areas within the Fraser Coast, being Teddington Weir and Lake Lenthall and downstream weirs.

Water Resource Catchments Overlay Map Features



Proposed development located in an area that is affected by an overlay may trigger assessment against the relevant Overlay Code. Part 5.10 of the Planning Scheme should be referred to in order to determine applicable levels of assessment for different development types. This information sheet provides general information regarding the applicability of the Overlay, more detailed information can be found in the Overlay Codes in Part 8 and its mapping in Schedule 2 of the Fraser Coast Planning Scheme.

Planning Assistance

Council offers an easy to-use PD Online service which provides 24-hour access to planning and development information, including site specific search capability. The Planning Scheme can also be viewed online.

Visit www.frasercoast.qld.gov.au/planning.

Enquiries can be made between 8:15am and 4:45pm Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Customer Service Centres.



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