

# 2014

# NORTH BURNETT REGIONAL Planning Scheme

## Overlays

This info sheet explains overlays and will help you understand if your development is affected by an overlay.

Overlay maps are provided to protect attributes of land or constrain land due to environmental hazards or resources, for example flooding, bushfire, agriculture or infrastructure. Overlays indicate additional features that need to be considered when developing as they may affect the level of assessment and design requirements, for example scale, form or bulk. An overlay may apply to all or part of your property and your property may be affected by more than one overlay.

Overlays are an important consideration for many types of development.

There are eight overlays—Agricultural land, Bushfire hazard, Extractive resources and mining, Flood hazard, Historic lots, Infrastructure, Matters of State Ecological Significance, and Stock route network.

The Planning Scheme contains some of the overlay mapping, but the following is only available from the State's SPP interactive mapping—Agricultural land classification, Bushfire hazard areas, Matters of State Environmental Significance, and Stock Route Network.

Is my property affected by an overlay?

IF YES

Refer State's SPP interactive mapping and either Schedule 2.5 of the Planning Scheme or Council's interactive mapping

Does the overlay affect my proposal?

IF YES

Refer Part 5 of the Planning Scheme to see if the overlays affect the category of development or assessment and the assessment benchmarks

How does the overlay affect my proposal?

Refer Part 8 of the Planning Scheme and assess your proposal against applicable overlay codes

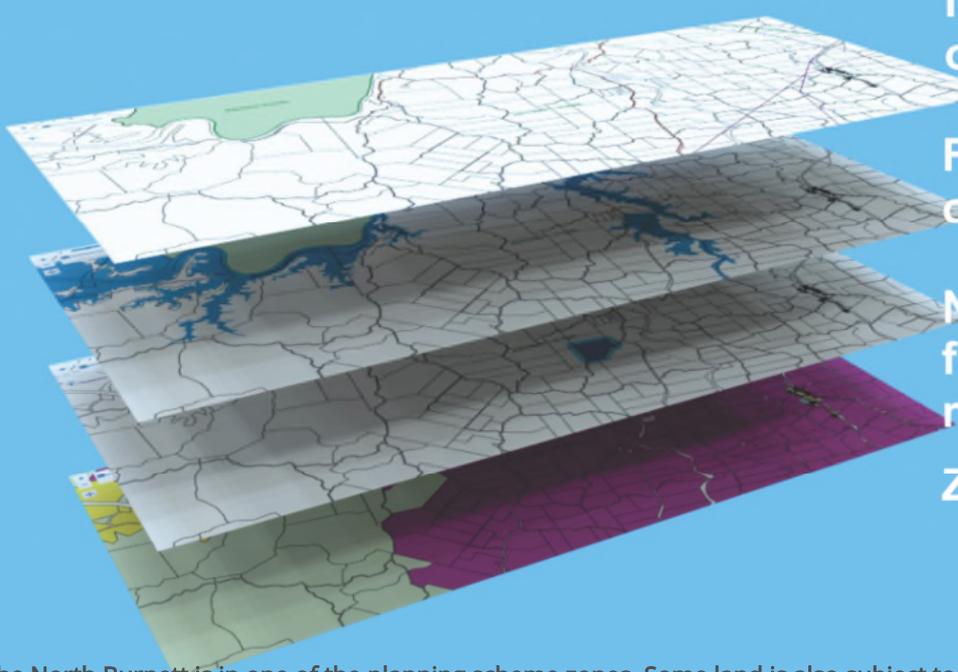
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# Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the planning scheme seeks to

enable business growth and expansion while simultaneously creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Make contact with Council's Development Services staff to find out how to streamline your next development project.



**Infrastructure overlay**

**Flood hazard overlay**

**Natural features or resources**

**Zones**

All land in the North Burnett is in one of the planning scheme zones. Some land is also subject to one or more overlays.

Note that some overlay mapping is only available from the State's SPP interactive mapping system—Agricultural land classification, Bushfire hazard areas, Matters of State Environmental Significance, and Stock Route Network. There is no need to refer to the SPP text but the above four overlays in the SPP mapping are relevant.

## Still need help?

This information sheet recommends making contact with Council's Development Services section early in the project if you are considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.



## Contact Us

Give us a call for more information about the planning scheme and making an application.

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