

## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas within the City Plan that reflect state and local level interests and that have one or more of the following characteristics:
  - (a) there is a particular sensitivity to the effects of development;
  - (b) there is a constraint on land use or development outcomes;
  - (c) there is the presence of valuable resources;
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in **Schedule 2**.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5**.
- (4) Some overlays are included for information purposes only. These will not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Required outcomes for accepted development subject to requirements and assessment benchmarks for assessable development for an overlay may be contained in one or more of the following:
  - (a) a map for an overlay; or
  - (b) a code for an overlay; or
  - (c) a zone code; or
  - (d) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the required outcomes and assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the City Plan are:

Mapping overlays	Overlay codes
Acid sulfate soils overlay	8.2.1 Acid sulfate soils overlay code
Airport environs – Airservices Australia aviation facilities overlay Airport environs – Australian Noise Exposure Forecast (ANEF) contour overlay Airport environs – lighting area buffer zones overlay Airport environs – Obstacle Limitation Surface (OLS) overlay Airport environs – Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces overlay Airport environs – public safety area overlay Airport environs – wildlife hazard buffer zones overlay	8.2.2 Airport environs overlay code
Building height overlay	<del>No overlay code</del> <a href="#">8.2.18 The Spit Master Plan height sensitive area - building height overlay code</a>
Bushfire hazard overlay	8.2.3 Bushfire hazard overlay code
Coastal erosion hazard overlay	8.2.4 Coastal erosion hazard overlay code

**Commented [OCOP1]:** Not significantly different  
Administrative or minor

**Commented [OCOP2]:** R1 - Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 34 – Changes in response to Ministerial conditions – The Spit Master Plan

Mapping overlays	Overlay codes
Dwelling house overlay	No overlay code
Environmental significance – biodiversity areas overlay Environmental significance – priority species overlay Environmental significance – vegetation management overlay Environmental significance – wetlands and waterways overlay	8.2.6 Environmental significance overlay code
Extractive resources overlay	8.2.7 Extractive resources overlay code
Flood overlay	8.2.8 Flood overlay code
Heritage overlay	8.2.9 Heritage overlay code
Industry, community infrastructure and agriculture land interface area overlay	8.2.10 Industry, community infrastructure and agriculture land interface area overlay code
Landslide hazard overlay	8.2.11 Landslide hazard overlay code
Light rail urban renewal area overlay	8.2.12 Light rail urban renewal area overlay code
Minimum lot size overlay	No overlay code
Mudgeeraba Village character overlay	8.2.13 Mudgeeraba Village character overlay code
<a href="#">Neighbourhood elements overlay</a>	<a href="#">8.2.14 Neighbourhoods element overlay code</a>
Pacific motorway service road types overlay	No overlay code
Party house area overlay	No overlay code
Regional infrastructure overlay State controlled roads, rail corridor and transport noise corridors overlay	8.2.15 Regional infrastructure overlay code
Residential density overlay	No overlay code
Ridges and significant hills protection overlay	8.2.16 Ridges and significant hills protection overlay code
The Spit Master Plan elements overlay	8.2.17 The Spit Master Plan elements overlay code
Water catchments and dual <del>reticulation</del> <a href="#">supply system</a> overlay	8.2.5 Dual <del>reticulation</del> <a href="#">supply system</a> overlay code 8.2.19 <del>Water resource catchment</del> overlay code

**Commented [OCOP3]:** Not significantly different  
Administrative or minor

**Commented [OCOP4]:** Not significantly different  
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**Commented [OCOP5]:** Not significantly different  
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Administrative or minor

**Commented [OCOP8]:** R1 - Theme - Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 27 – Dual supply system

**Commented [OCOP7]:** R1 - Theme - Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 27 – Dual supply system

**Commented [OCOP9]:** Not significantly different  
Administrative or minor

Editor's note – For all overlay maps please refer to Schedule 2.

Editor's note – Road hierarchy and Future road requirements are identified on zoning maps and referenced in various codes throughout the City Plan.