

# TOWNSVILLE CITYPLAN

## TECHNICAL INFORMATION SHEET



## OVERLAY INFORMATION SHEET

A planning scheme (referred to as Townsville City Plan) is a legal document that guides and regulates how land can be developed.

Overlays identify areas that have unique characteristics that require further planning consideration when a development is proposed.

These characteristics may relate to natural hazards such as bushfire, flooding or landslides, contain a value such as biodiversity or heritage, or even a constraint such as proximity to an airport, quarry or major water resource (e.g. Ross River Dam).

All overlays are made up of two elements: a written component and maps that identify the areas affected by the particular overlay.

While not all properties are affected by an overlay, some properties are affected by more than one overlay (e.g. bushfire and landslide overlays). If a property is affected by an overlay, this does not result in the development being prohibited, but rather means any proposed future use must address, as part of the assessment, any specific requirements outlined in the overlay code that are affecting the property.

### Townsville City Plan Overlays

The Townsville City Plan contains nine overlays. These are:

- Airport environs overlay
- Bushfire hazard overlay
- Coastal environment overlay
- Cultural heritage overlay
- Extractive resources overlay
- Flood hazard overlay
- Landslide hazard overlay
- Natural assets overlay
- Water resource catchment overlay.

In the Townsville City Plan, the overlay provisions (written component) are located in Part 8 - Overlays and the overlay mapping is located in schedule 2 - Mapping. The tables of assessment associated with each overlay are located within Part 5 of the Townsville City Plan.

**Helpful hint:** [ePlanning](#) is also available as a tool for undertaking property search against the Townsville City Plan, accessing mapping and accessing all parts of the Townsville City Plan.

### When will an Overlay Affect my Property?

An overlay only applies within the area covered by the overlay and does not impact on existing lawful uses. Where development is proposed on a property partly affected by an overlay, the level of assessment for the overlay only relates to the part of the property affected by the overlay.

It is important that an overlay map is read in conjunction with Part 5 - Tables of assessment.

Each overlay developed for the Townsville City Plan has been derived from numerous background studies and a collaborative partnership with experts both within and beyond council to develop up-to-date and accurate mapping.





## Key Points Regarding Each Overlay

AIRPORT ENVIRONS OVERLAY CODE	EXTRACTIVE RESOURCES OVERLAY CODE	CULTURAL HERITAGE OVERLAY CODE
<ul style="list-style-type: none"> <li>The purpose of the Airport environs overlay code is to ensure that the safe and efficient operations of the airport, Royal Australian Air Force (RAAF) base and aviation facilities are protected.</li> <li>All tall structures (30 metres high within 30 kilometers of the airport and 45 metres high elsewhere) are required to be registered with the RAAF Aeronautical Information Services.</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Extractive resources overlay code is to ensure resources are protected from development that might prevent or constrain current or future extraction or mining, whilst minimising impacts on surrounding land uses and environmental values.</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Cultural heritage overlay code is to ensure that places that have cultural heritage significance in Townsville are conserved.</li> <li>Building work that involves the demolition or relocation on an identified cultural heritage place are impact assessable.</li> <li>Building work (including minor building work) is code assessable.</li> <li>Operational work that involves a change in landscaping, fencing or natural features (referred to in the citation for a heritage place) are code assessable.</li> </ul>
BUSHFIRE HAZARD OVERLAY CODE	FLOOD HAZARD OVERLAY CODE	WATER RESOURCE CATCHMENT OVERLAY CODE
<ul style="list-style-type: none"> <li>The purpose of the Bushfire hazard overlay code is to ensure that development does not increase the extent or the severity of bushfire hazard or increase the risk to life, property, community and the environment.</li> <li>In some instances, a site-specific bushfire hazard assessment may need to be provided as part of the development assessment process.</li> <li>The Mitigating bushfire hazard planning scheme policy should also be referred to.</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas to ensure risk to life and property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.</li> <li>'Medium hazard – further investigation areas' identified on the overlay maps are based on Queensland Reconstruction Authority mapping.</li> <li>The Flood hazard planning scheme policy should also be referred to.</li> <li>Also see Technical Information Sheets - Flood Hazard overlay.</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Water resource catchment overlay code is to ensure that the quality of surface and ground waters, the ecological values and the hydrological processes of water resource catchments are protected.</li> <li>Establishment, expansion or intensification of development is avoided within the Water resource catchment overlay.</li> </ul>
COASTAL ENVIRONMENT OVERLAY CODE	LANDSLIDE HAZARD OVERLAY CODE	NATURAL ASSETS OVERLAY CODE
<ul style="list-style-type: none"> <li>The purpose of the Coastal environment overlay code is to ensure development in the coastal zone is planned, designed, constructed and operated to avoid risk to people and property from coastal hazards, and manage the coast to protect coastal resources.</li> <li>The Coastal environment overlay identifies areas at risk of storm tide inundation and erosion prone.</li> <li>Development should be located outside of the erosion-prone area.</li> <li>An inner city area, which includes Townsville's CBD has been identified and permits varied development responses to address hazards.</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Landslide hazard overlay code is to manage development so that there is no increase to the extent or the severity of a landslide hazard and risk to life, property, community and the environment during landslide events is avoided.</li> </ul>	<ul style="list-style-type: none"> <li>The Natural assets overlay code will ensure that the natural environment within Townsville is protected and maintained, including water quality, ecosystems, wetlands and riparian vegetation.</li> <li>The Natural assets planning scheme policy contains additional mapping and information that should also be referred to.</li> </ul>

**DISCLAIMER:** The contents of this information sheet have been prepared to assist in the understanding of the Townsville City Plan.  
The information sheet is an outline only. For full details of the applicable provisions, please refer to the Townsville City Plan.

**For more information please contact Planning Services:** ☎ 13 48 10 📩 [enquiries@townsville.qld.gov.au](mailto:enquiries@townsville.qld.gov.au) 🌐 [townsville.qld.gov.au](http://townsville.qld.gov.au)