

3.2 Overlays

3.2.1 Background

The City of Bundaberg is subject to five Overlays.

OVERLAYS	SECTION IN PLANNING SCHEME
Ecology Protection Overlay	Section 3.2.2
Flood Management Overlay	Section 3.2.3
Built Heritage and Character Protection Overlay	Section 3.2.4
Acid Sulfate Soils Overlay	Section 3.2.5
Bundaberg Airport Overlay	Section 3.2.6

The Overlays are based on areas of the City subject to special circumstances as follows:

- (a) Natural or cultural values;
- (b) Environmental hazard;
- (c) Operational requirements of certain facilities;

The Overlays are structured as follows:

- (a) A statement of Planning Intent for the Overlay area based on its characteristics and the constraints presented to development;
- (b) Overlay Map that identifies those premises that are to be assessed against the respective Overlay Development Assessment Table;
- (c) A Development Assessment Table that defines the level of assessment required for proposals in each Overlay;

3.2.2 Ecology Protection Overlay

3.2.2.1 Planning Intent

1. The small areas of the City remaining in their natural environmental state will be protected, preserved and properly managed, which may include enhancement. Areas of high conservation value will be protected from destruction or degradation arising from incompatible development or activities. Specifically it is intended that:
 - (a) Significant habitat areas maintain their role in the natural environment and are protected from the impacts of development intrusion and incompatible plant species;
 - (b) Ecological corridors continue to function as movement areas for fauna species;
 - (c) Development will not cause the fragmentation of habitat or vegetation communities.

3.2.2.2 Development Assessment Table

2. The following Development Assessment table identifies the level of assessment for the various development types within the Overlay area shown on **Map 3.10**.



Legend

Subject to Ecology
Protection Assessment



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Map 3.10



Produced by Bundaberg City Council
GIS Section on Thu May 1 2003
GIS Ref: 994; WORK; File: 09-0000



Table 3.9
Development Assessment Table For Ecology Protection Overlay

OVERLAY ASSESSMENT TABLE – ECOLOGY PROTECTION		
This table applies to all premises identified on the Ecology Protection Map 3.10.		
Development Type	Assessment	Applicable Code
Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Animal Husbandry (<i>Grazing only</i>) Park</p>	Ecology Protection Code
Building Work not associated with a Material Change of Use.	<p>Code Assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Building work within the existing dwelling Carport attached to the existing dwelling Demolition/removal Garage attached to the existing dwelling Opensided carport Shade Structure</p>	Ecology Protection Code
Operational Works not associated with a Material Change of Use	<p>Code assessable for: - Extracting gravel, rock, sand or soil from the place where it occurs naturally, or Excavating or filling that materially affects premises or their use, or Clearing vegetation on freehold land, or Undertaking work (other than destroying or removing vegetation not on freehold land) in, on over or under premises that materially affects the premises or their use, or Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the <i>Water Act 2000</i>.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Ecology Protection Code
Reconfiguring a Lot	<p>Code Assessable for: - Creating lots by subdividing another lot, or Rearranging the boundaries of a lot, or Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years) rendering different parts of a lot immediately available for separate disposition or separate occupation.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Ecology Protection Code

3.2.3 Flood Management Overlay

3.2.3.1 Planning Intent




1. Development of flood prone land will be managed to reduce the risk to life and property as a result of the effects of floodwater. In particular, controls will be applied to development to ensure that the hazard posed by floodwaters does not unnecessarily endanger life and property and that the storage and flow characteristics of floodwaters are maintained. Specifically it is intended that:
 - (a) The appropriate use of land is achieved through awareness of flooding characteristics;
 - (b) New residential, commercial or industrial development in areas severely affected by flooding is limited;
 - (c) Development does not increase flood damage to other properties or otherwise increase the severity of flooding.

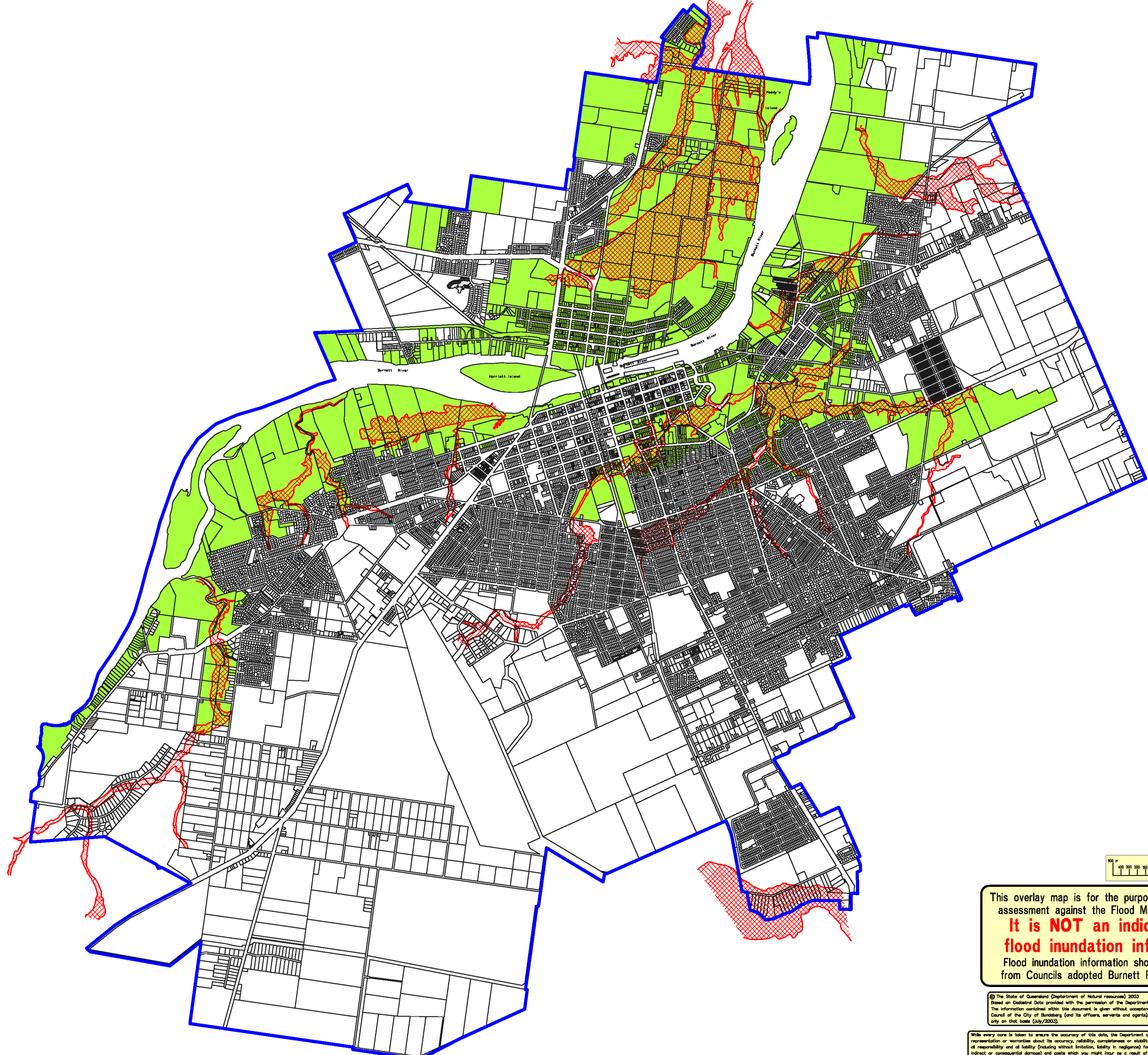
3.2.3.2 Development Assessment Table

2. The following Development Assessment table identifies the level of assessment for the various development types within the Overlay area shown on **Map 3.11**.



Legend

-  City Boundary
-  Subject to Flood Management Code Assessment
-  Subject to Q100 ARI Localised Flood Management Code Assessment



This overlay map is for the purposes of determining assessment against the Flood Management Code. **It is NOT an indication of flood inundation information.** Flood inundation information should be obtained from Councils adopted Burnett River Flood Map.

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Map 3.11



Produced by Bundaberg City Council
GIS Section on Fri Jul 18 2003
GIS Ref: 5914; Filename: PIS-03-0001

**Table 3.10
Development Assessment Table For Flood Management Overlay**

OVERLAY ASSESSMENT TABLE – FLOOD MANAGEMENT		
Flood Management Code		
This table applies to all premises identified in green on the Flood Management Map 3.11.		
Development Type	Assessment	Applicable Code
Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Agriculture Animal Husbandry (<i>Grazing only</i>) Park Recreation Outdoor</p>	Flood Management Code
Building Works not associated with a Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Above-ground pool Agriculture Animal Husbandry Carport Demolition/removal Domestic outbuilding In-ground pool Outdoor patio Park Recreation Outdoor Shade structure Shop fit</p>	Flood Management Code
Operational Works not associated with a Material Change of Use	<p>Code assessable for: - Extracting gravel, rock, sand or soil from the place where it occurs naturally, or Excavating or filling that materially affects premises or their use, or Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the <i>Water Act 2000</i>.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Flood Management Code
Reconfiguring a Lot	<p>Code Assessable for: - Creating lots by subdividing another lot, or Rearranging the boundaries of a lot, or Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years) rendering different parts of a lot immediately available for separate disposition or separate occupation.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Flood Management Code
Q100 ARI Localised Flood Management Code		
This table applies to all development situated within the Q100 flow paths identified on the Flood Management Map 3.11.		
Development Type	Assessment	Applicable Code
Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Agriculture Animal Husbandry (<i>Grazing only</i>) Park Recreation Outdoor</p>	Flood Management Code
Building Works not associated with a Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Agriculture Animal Husbandry Demolition/removal Park Recreation Outdoor Shop fit</p>	Flood Management Code

Development Type	Assessment	Applicable Code
Operational Works not associated with a Material Change of Use	<p>Code assessable for: - Extracting gravel, rock, sand or soil from the place where it occurs naturally, or Excavating or filling that materially affects premises or their use, or Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the <i>Water Act 2000</i>.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Flood Management Code
Reconfiguring a Lot	<p>Code Assessable for: - Creating lots by subdividing another lot, or Rearranging the boundaries of a lot, or Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years) rendering different parts of a lot immediately available for separate disposition or separate occupation.</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Flood Management Code

3.2.4 **Built Heritage and Character Protection Overlay**

3.2.4.1 Planning Intent

1. The contribution to the character of Bundaberg made by those areas of the City that have special character because of the intact buildings with memorable architectural style will be protected. Development within these areas will conserve the heritage values and maintain the prominence of the character buildings.

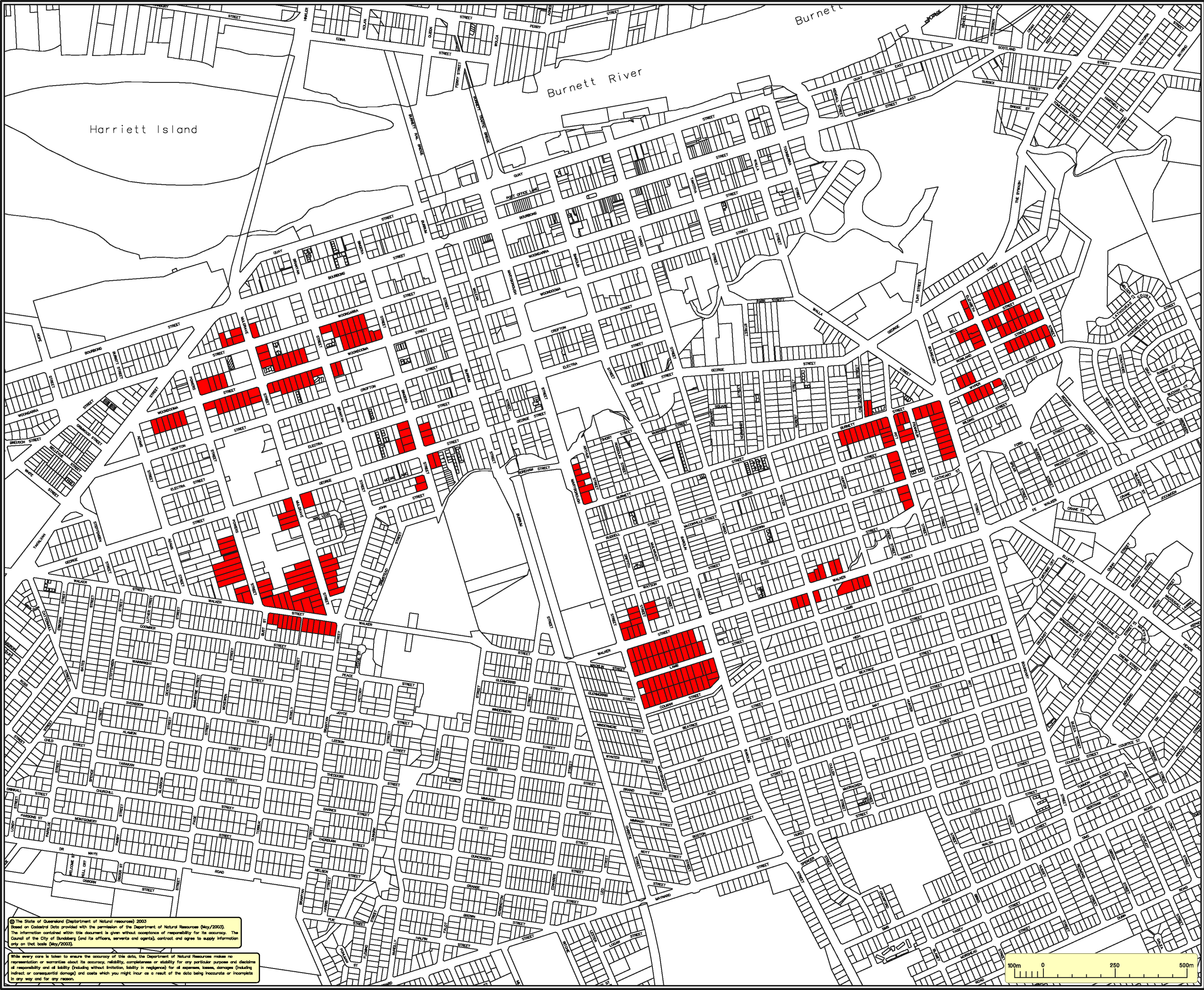
3.2.4.2 Development Assessment Table

2. The following Development Assessment table identifies the level of assessment for the various development types within the Overlay area shown on **Map 3.12**.



Legend

Subject to Character Protection Assessment



Harriett Island

Burnett River

Burnett

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Map 3.12

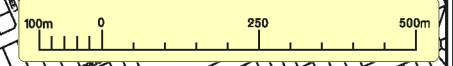


Table 3.11
Development Assessment Table For Built Heritage And Character Protection Overlay

OVERLAY ASSESSMENT TABLE – BUILT HERITAGE & CHARACTER PROTECTION		
This table applies to all premises identified on Character Protection Map 3.12.		
Development Type	Assessment	Applicable Code
Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Agriculture Animal Husbandry Park Recreation Outdoor</p>	Built Heritage & Character Protection Code
Building Works not associated with a Material Change of Use	<p>Code assessable if the criteria for exempt development do not apply.</p> <p>Exempt development for: - Agriculture Animal Husbandry In-ground pool Internal building works Park Recreation Outdoor</p>	Built Heritage & Character Protection Code
Operational Works not associated with a Material Change of Use	<p>Code assessable for: - Excavating or filling that materially affects premises or their use, or Placing an advertising device on premises, or</p> <p>Exempt if the criteria for code assessment do not apply.</p>	Built Heritage & Character Protection Code
Reconfiguring a Lot	Exempt.	Not Applicable

3.2.5 Acid Sulfate Soils Overlay

1. Acid Sulfate Soils occur naturally over extensive low-lying coastal areas, predominantly below 5m AHD. When such lands are disturbed and exposed to air, toxic quantities of acid, aluminium, iron and heavy metals may contaminate land and adjacent waterways. This can lead to severe impacts on vegetation and aquatic species and accelerated structural failure of building foundations, pipes, road surfaces and other infrastructure.

3.2.5.1 Planning Intent

2. Specific management techniques must be incorporated in development to avoid potentially hazardous consequences for the natural environment, agriculture and built infrastructure from the disturbance or generation of acid sulfate soils. Detailed investigation and management plans, on a site-by-site basis, will prevent any impact from acid sulfate soils as a result of the development.

3.2.5.2 Development Assessment Table

3. The following Development Assessment table identifies the level of assessment for the various development types within the Overlay area shown on **Map 3.13**



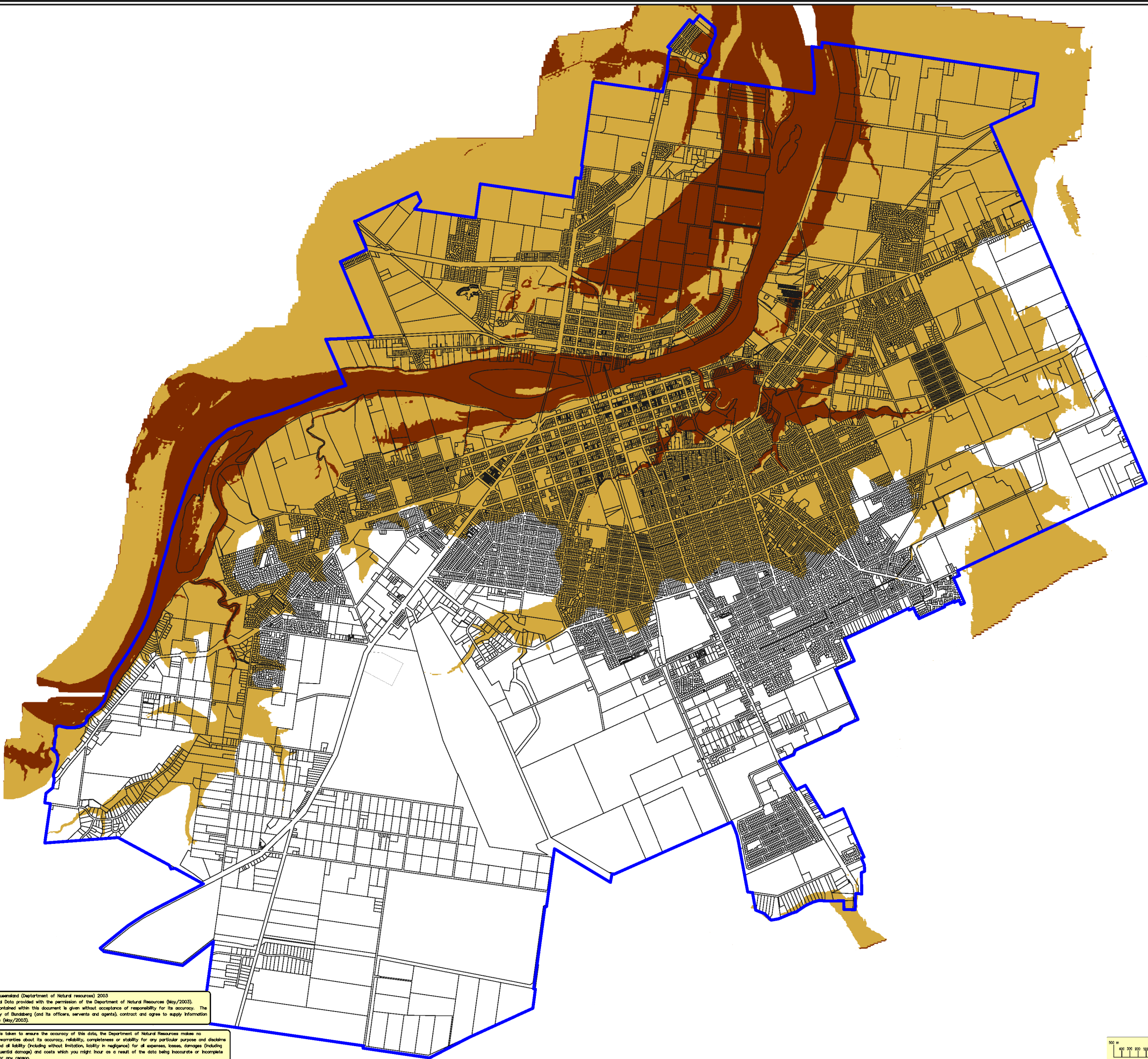
Potential Acid
Sulfate Soils

Legend

Boundary

Area 1

Area 2



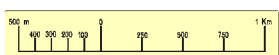
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Map 3.13



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GIS Section on Thu May 1 2003
GIS Inc. - WWW.WORK.FILE.DFA-ICTD



**Table 3.12
Development Assessment Table For Acid Sulfate Soils Overlay**

OVERLAY ASSESSMENT TABLE – ACID SULFATE SOILS		
Section 1.		
This section of the table applies to all premises on the Potential Acid Sulfate Soils Map 3.13 identified as Area 1.		
Development Type	Assessment	Applicable Code
Material Change of Use involving: - - Excavating or otherwise removing 100m ³ or more of soil or sediment from below 5m AHD; or - Filling of land involving 500m ³ or more of material with an average depth of 0.5m or greater	Code assessable except where the criteria for exempt development apply. Exempt development for: - Agriculture Animal Husbandry (<i>Grazing only</i>) Park.	Acid Sulfate Soils Code
Building Work not associated with a Material Change of Use involving: - - Excavating or otherwise removing 100m ³ or more of soil or sediment from below 5m AHD; or - Filling of land involving 500m ³ or more of material with an average depth of 0.5m or greater	Code Assessable except where the criteria for exempt development apply. Exempt development for: Residential Single Unit, Class 10 buildings, Extensions, Building Work resulting in less than 30m ² increase in GFA.	Acid Sulfate Soils Code
Operational Works not associated with a Material Change of Use involving: - - Excavating or otherwise removing 100m ³ or more of soil or sediment from below 5m AHD; or - Filling of land involving 500m ³ or more of material with an average depth of 0.5m or greater	Code assessable for: - Extracting gravel, rock, sand or soil from the place where it occurs naturally, or Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the <i>Water Act 2000</i> . Exempt if the criteria for code assessment do not apply.	Acid Sulfate Soils Code
Reconfiguring a Lot involving: - - Excavating or otherwise removing 100m ³ or more of soil or sediment from below 5m AHD; or - Filling of land involving 500m ³ or more of material with an average depth of 0.5m or greater	Code Assessable for creating lots by subdividing another lot. Exempt if the criteria for code assessment do not apply.	Acid Sulfate Soils Code
Section 2		
This section of the table applies to all premises on the Potential Acid Sulfate Soils Map 3.13 identified as Area 2.		
Development Type	Assessment	Applicable Code
Material Change of Use where involving the excavating or otherwise removing 100 m ³ or more of soil or sediment from below 5m AHD	Code assessable except where the criteria for exempt development apply. Exempt development for: - Agriculture Animal Husbandry (<i>Grazing only</i>) Park	Acid Sulfate Soils Code
Building Work not associated with a Material Change of Use where involving excavating or otherwise removing 100 m ³ or more of soil or sediment from below 5m AHD	Code Assessable except where the criteria for exempt development apply. Exempt development for: Residential Single Unit, Class 10 buildings, Extensions, Building Work resulting in less than 30m ² increase in GFA.	Acid Sulfate Soils Code
Operational Works not associated with a Material Change of Use where involving excavating or otherwise removing 100 m ³ or more of soil or sediment from below 5m AHD	Code assessable for: - Extracting gravel, rock, sand or soil from the place where it occurs naturally, or Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the <i>Water Act 2000</i> . Exempt if the criteria for code assessment do not apply.	Acid Sulfate Soils Code
Reconfiguring a Lot	Exempt Development.	Not Applicable

3.2.6 Bundaberg Airport Overlay

3.2.6.1 Planning Intent

1. The present and future operations of the Bundaberg Airport will be protected from the intrusion of incompatible land uses. Specifically it is intended that:
 - (a) Land uses within Australian Noise Exposure Forecast (ANEF) contours are compatible with those forecast noise levels or are suitably developed to prevent potential conflict;
 - (b) Aircraft operational safety is not compromised by the effects of external lighting, strikes by flying invertebrates or physical intrusion into operational airspace;
 - (c) The future expansion and operational capacity of the airport is preserved by limiting development within designated expansion areas, which include public safety areas associated with an extension to the runway(s).

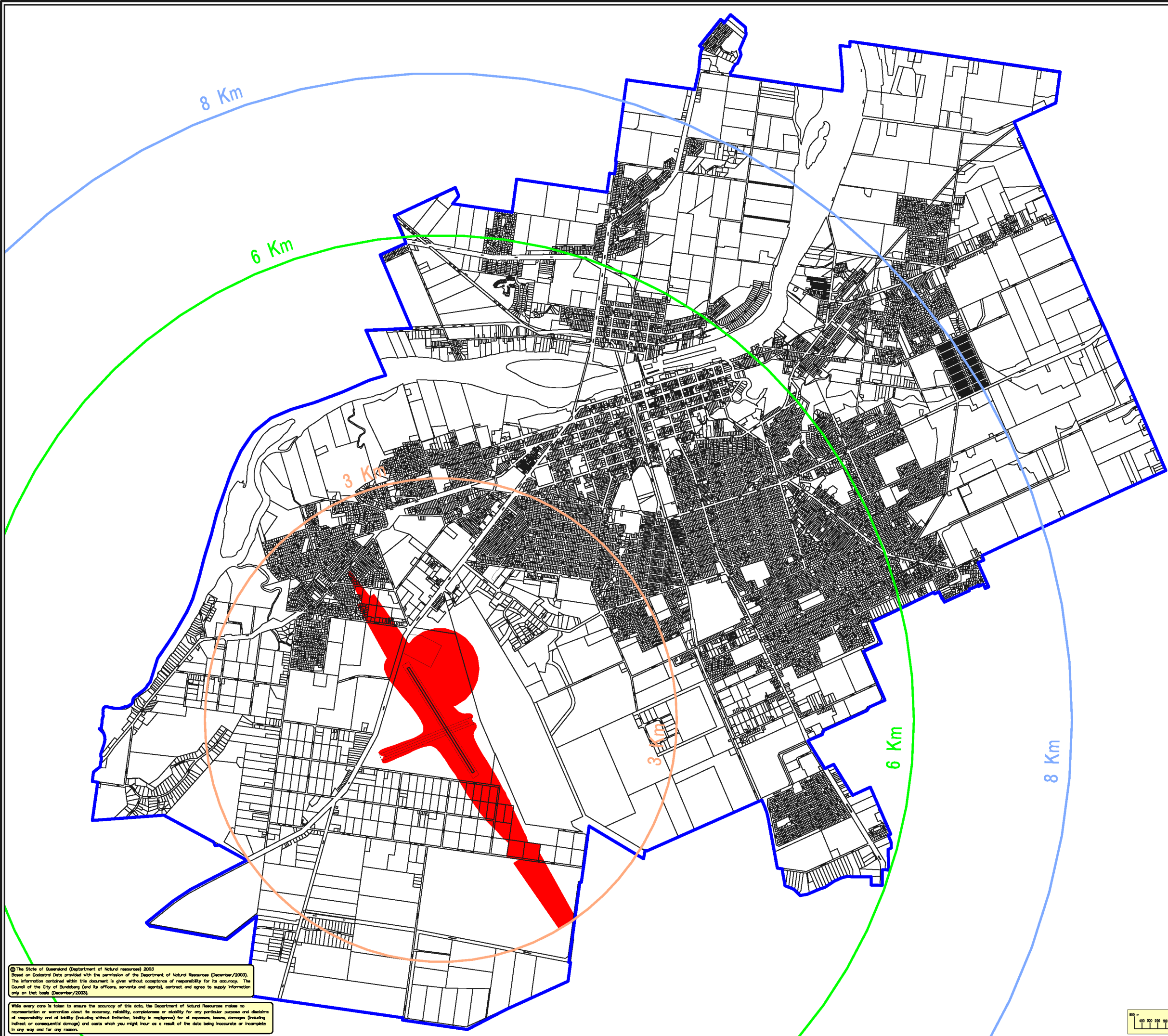
3.2.6.2 Development Assessment Table

2. The following Development Assessment table identifies the level of assessment for the various development types within the Overlay area shown on **Map 3.14**.



Legend

-  Area subject to Airport Overlay
-  3 Km
-  6 Km
-  8 Km
-  Restricted Area



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Map 3.14



Produced by Bundaberg City Council
GIS Section on Tue Dec 2 2003
GIS Ref: WPA; planview; File: 03-APPA



Table 3.13
Development Assessment Table For Bundaberg Airport Overlay

OVERLAY ASSESSMENT TABLE – BUNDABERG AIRPORT		
This table applies to all development on premises identified on the Bundaberg Airport Map 3.14.		
MATERIAL CHANG OF USE		
Defined Use	Assessment Category	Applicable Code
Agriculture	Code Assessable for: - - Fruit farming - Turf farming If located within 8km of the airport as identified on Map 3.14	Bundaberg Airport Code
Animal Husbandry (<i>except Grazing and Kennels</i>)	Code Assessable if located within 8km of the airport as identified on Map 3.14	Bundaberg Airport Code
Animal Husbandry (<i>Grazing and Kennels</i>)	Exempt development	Not Applicable
Caretaker's Residence	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Commercial Activity A	Code Assessable if located within the "Restricted Area" as identified on Map 3.14; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Commercial Activity B (<i>fast food outlet only</i>)	Code Assessable if located within 3km of the airport as identified on Map 3.14; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Commercial Activity B	Code Assessable if located within the "Restricted Area" as identified on Map 3.14; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Commercial Activity C	Code Assessable if located within the "Restricted Area" as identified on Map 3.14; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Community Activity	Code Assessable if located within the "Restricted Area" as identified on Map 3.14; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Community Infrastructure	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Industry - Food Related	Code Assessable if located within 8km of the airport as identified on Map 3.14 and involving commercial fish processing or food processing plants; or involving the emission of any gas, smoke, dust, ash or steam; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Industry - General	Code Assessable if: - - Involving the emission of any gas, smoke, dust, ash or steam; or - Located within the "Restricted Area" as identified on Map 3.14; or - Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Industry - Light	Code Assessable if: - - Involving the emission of any gas, smoke, dust, ash or steam - Located within the "Restricted Area" as identified on Map 3.14; or - Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code

Defined Use	Assessment Category	Applicable Code
Industry - Noxious, Offensive or Hazardous <i>(Abattoirs, poultry abattoirs or poultry dressing houses)</i>	Code Assessable if located within 8km of the airport as identified on Map 3.14	Bundaberg Airport Code
Industry - Noxious, Offensive or Hazardous	Code Assessable if involving the emission of any gas, smoke, dust, ash or steam; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Park	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Recreation Indoor	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Recreation Outdoor <i>(except public swimming pools)</i>	Code Assessable if: - - Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights, or lights comprising parallel lines 500m to 1000m long ; or - Located within 3km of the airport as identified on Map 3.14	Bundaberg Airport Code
Recreation Outdoor <i>(public swimming pool)</i>	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Residential Single Unit	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Residential Multi Unit	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Residential Special	Code Assessable if located within the "Restricted Area" as identified on Map 3.14	Bundaberg Airport Code
Special Use	Code Assessable if Located within the "Restricted Area" identified on Map 3.14 and involving, a Crematorium or Institution ; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Utilities	Code Assessable if Located in the "Restricted Area" as identified on Map 3.14 and for: Gas supply, or Public transport, or Telecommunications ; or for Electricity supply and involving the emission of any gas, smoke, dust, ash or steam; or for Putrescible waste disposal; or Located within 6km of the airport as identified on Map 3.14 and involving: flare plumes, or upward shining lights, or flashing lights, or sodium lights.	Bundaberg Airport Code
Other (not defined)	Code Assessable	Bundaberg Airport Code
DEVELOPMENT OTHER THAN A MATERIAL CHANGE OF USE		
Development	Assessment	Applicable Code
Building Work	Code Assessable if: - - Penetrating into operational airspace as identified on Map 4.3; or - Involving buildings or structures exceeding 7.9m in height within the NDB limitation boundary identified on Map 4.4	Bundaberg Airport Code
Operational Work	Code Assessable for putrescible waste disposal sites	Bundaberg Airport Code
Reconfiguring a Lot	Code Assessable if new roads or streets are created within 6km of the airport as identified on Map 3.14	Bundaberg Airport Code