



PLANNING SCHEME Information sheet

Natural hazard overlays

This information sheet provides information to raise awareness and to assist the reader in their understanding of how the planning scheme interacts with potential natural hazards located in areas identified by overlays.

What are natural hazards and why is it important to regulate development in known or potential hazards?

A natural hazard is a naturally occurring event that may:

- harm people and our social wellbeing; or
- damage property or infrastructure; or
- have an adverse impact on the economy; or
- have an adverse impact on the natural environment.

Examples of natural hazards that are commonly regulated in planning schemes include bushfire, floods, landslide, storm tides and coastal erosion. These are all State matters and are required to be appropriately reflected in Local Government planning schemes.

Planning for natural hazards through land use planning is an important means for reducing natural hazard risks and improving community resilience. Land use planning can significantly reduce the financial and other resource pressures placed on all levels of government, business, and the community to respond to and recover from natural disasters.

How does the planning scheme identify overlays?

Overlays are the primary planning scheme mechanism for identifying hazard prone areas and regulating development within these areas. Overlays are shown on a series of maps contained in Schedule 2 of the planning scheme. An Overlay Map may include one or multiple overlay features.

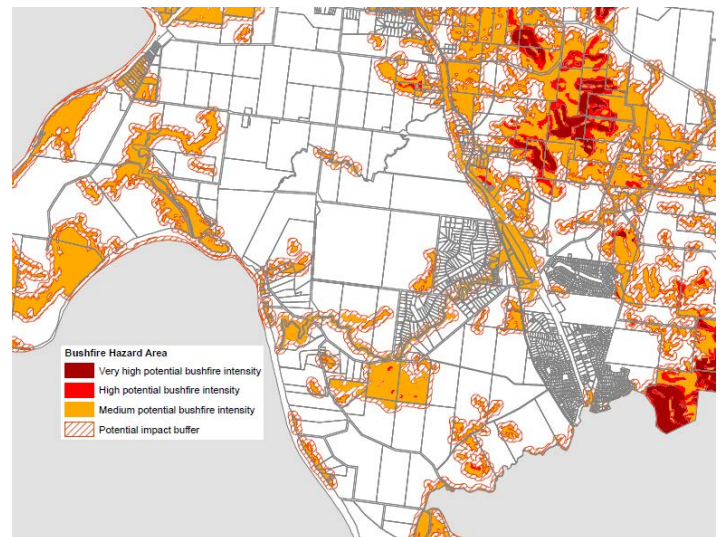


Figure 1: Example of bushfire hazard overlays

Natural hazards regulated by the planning scheme?

The planning scheme addresses potential impacts from natural hazards by regulating development in specific circumstances if it is located in an area affected by one (or more) of the various natural hazard overlays used in the planning scheme.

The following table lists the natural hazard overlays and overlay codes used in the planning scheme.

Overlays	Overlay code
Acid sulfate soils overlay	Acid sulfate soils overlay code
Bushfire hazard area overlays <ul style="list-style-type: none"> • Very high potential bushfire intensity • High potential bushfire intensity • Medium potential bushfire intensity • Potential impact buffer 	Bushfire hazard overlay code
Coastal hazard area overlays <ul style="list-style-type: none"> • Erosion prone area • Storm tide hazard area 	Coastal hazard overlay code
Drainage problem area overlay	This overlay does not have an overlay code. The drainage problem overlay is to be used for information purposes only so as to provide guidance to landowners, planners, engineers and the like. It is important that landowners do their own due diligence and investigations as to potential for impacts from flooding which might result due to potential drainage problems in these areas.
Flood hazard area overlay	Flood hazard overlay code
Landslide hazard area overlay	Landslide hazard overlay code

Where do natural hazard overlays come from?

Natural hazard overlays are mapped using available information that is held by either the Council or other State Government agencies. The most suitable information available at the time is used to prepare overlay maps however it must be recognised that there may be limitations on the accuracy of data used to create some of the overlay maps.

Overlay maps assist with identifying where there is potential for constraints, values, or opportunities. Considering overlay information has been obtained at various levels of detail it is important that where an overlay is mapped on a specific site, it should be viewed as a trigger for further investigation and consideration as part of the development process.

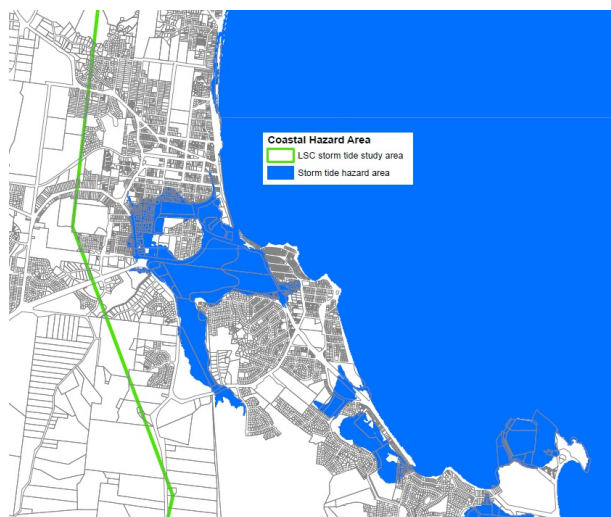


Figure 2: Example of storm tide hazard area overlay



Figure 3: Example landslide hazard area overlay

What happens if a lot is affected by an overlay?

Having an overlay situated over a lot may or may not trigger a development application under the planning scheme. The Tables of Assessment in Part 5 of the planning scheme determine the categories of development and assessment, and the assessment benchmarks for assessable development. The assessment benchmarks will in most circumstances be contained within an Overlay Code.

What happens if development is not consistent with the applicable overlay code?

A development proposal that is assessed as not complying with the applicable assessment benchmarks within an overlay code means that Council may refuse the development proposal or it can impose conditions if it is considered that the conditions will be suitable for ensuring that the development can comply with the overlay code.

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.