

Brisbane City Plan 2014 (City Plan) has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support economic growth, while protecting our city's character and natural assets.

This factsheet will help you understand overlays and what you need to consider when submitting a development application.

What is an overlay?

An overlay maps different features that also need to be considered when developing land, for example, flooding, heritage and timber and tin character.

Council's [interactive mapping](#) tool will help you identify whether or not your property is in an overlay, meaning particular characteristics need to be considered during the preparation of your development application.

An overlay may apply to all or part of your property and your property may also be affected by more than one overlay. Overlays may affect the type and category of development assessment and design requirements such as building height, landscaping or vehicle access. Some overlays may be included for information purposes only. These may not change the category of assessment or any additional assessment benchmarks.

Why are there overlays?

Most of the planning matters now clearly mapped in overlay maps were previously considered by Council under *Brisbane City Plan 2000*.

Brisbane City Plan 2014 now maps all planning considerations for a site so that you as a property owner are aware up front of all requirements allowing for a faster, more certain development assessment process.

Is the overlay mapping always accurate?

Council has used the latest available mapping from the Australian Government, Queensland Government and Council resources to map overlays in City Plan. This mapping will be reviewed as new information is made available.

Overlay mapping enables Council and property owners to understand the full range of potential planning matters Council may need to consider when new development is proposed on a site. If the development assessment process determines that the planning matter is not relevant to the proposal, the overlay will not be further considered.



How do I find out what overlays affect my property?

The *Brisbane City Plan 2014* [interactive mapping](#) tool allows you to view your property on a map to see the zones, zone precincts, overlays and neighbourhood plans that apply to your site. The maps are colour and number coded to help you clearly identify the overlays affecting your property.

Most overlays have a code that lists the assessment benchmarks or criteria to be addressed in your development application.

To view your property's overlays, visit www.brisbane.qld.gov.au and search for *Brisbane City Plan 2014*, open [interactive mapping](#), zoom in on your property and turn on all overlays under 'Map Contents'. The legend under each overlay explains the meaning of the various mapping symbols, colours and shadings.

It is important to check your property on the [interactive map](#) and include relevant information relating to overlays in your development application before submitting it to Council.



More information

For more information about City Plan, and to access the [interactive mapping](#) tool, visit www.brisbane.qld.gov.au and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing CPAdmin@brisbane.qld.gov.au

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.