

## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interest 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 a 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 may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or both of the following:
  - (a) a map for an overlay
  - (b) a code for an overlay
  - (c) a zone code
  - (d) a local plan code
  - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlay maps for the planning scheme are:
  - (a) Airport environs overlay
  - (b) Biodiversity areas overlay
  - (c) Bushfire hazard overlay
  - (d) Flood hazard overlay
  - (e) Heritage overlay
  - (f) Infrastructure overlay
  - (g) Extractive industry overlay
  - (h) Agricultural Land overlay
  - (i) Water resource catchment area overlay
  - (j) Regional infrastructure corridor – stock route overlay
  - (k) Scenic amenity overlay
  - (l) Stormwater overland flow path
  - (m) Waterway corridors overlay
  - (n) Wetlands overlay
- (8) The following overlay maps for the planning scheme without code(s) are:
  - (a) Road hierarchy overlay
  - (b) Noise corridor overlay

Editor's note—the term overlay code has the same meaning as the term overlay for the purposes of schedule 12 of the Planning Regulation 2017.