

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests 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 the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in **Schedule 2 Mapping**.
- (3) The changed category of 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 assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more 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 overlays for the planning scheme are:
 - (a) Agricultural Land Overlay;
 - (b) Airport Environs and Defence Land Overlay;
 - (c) Bushfire Hazard Overlay;
 - (d) Environmental Significance Overlay;
 - (e) Extractive Resources Overlay;
 - (f) Flood Hazard Overlay;
 - (g) Landslide Hazard and Steep Slope Overlay;
 - (h) Local Heritage Overlay;
 - (i) Regional Infrastructure Overlay;
 - (j) Water Resource Catchments Overlay; and
 - (k) Master Plan Areas Overlay.
- (8) The following overlays for the planning scheme are without codes and are for information or administrative purposes only:
 - (a) Transport Noise Corridor Overlay
 - (b) Minimum Lot Size Overlay
 - (c) Higher Order Roads Overlay
 - (d) Road Hierarchy Overlay